



**1911 31 Avenue SW
Calgary, Alberta**

MLS # A2295917



\$1,165,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,870 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, See Remarks, Soaking Tub, Wired for Sound		

Inclusions: NA

Welcome to this beautifully maintained semi-detached home ideally located on one of the most desirable streets in Marda Loop / South Calgary, offering a rare combination of exceptional curb appeal, thoughtful upgrades, and a functional, light-filled layout. Featuring 4 bedrooms and 3.5 bathrooms, along with a double detached garage, gorgeous landscaping, and a sunny south-facing backyard, this home delivers both style and substance in one of Calgary's most vibrant inner-city communities. From the moment you arrive, the home impresses with its inviting exterior and mature landscaping, setting the tone for what's inside. Step through the front entry where a large, oversized closet provides excellent storage, leading into a uniquely designed floor plan that creates a seamless and beautifully flowing open-concept main level. The living, dining, and kitchen areas connect effortlessly and are anchored by a new electric fireplace, creating a warm and modern focal point that enhances both comfort and design, making the space ideal for everyday living and entertaining. The spacious kitchen is a standout feature, offering ample cabinetry, extensive counter space, and a large walk-in pantry, providing both functionality and convenience for home chefs and busy households alike. A well-designed mudroom with built-in closets adds further practicality, keeping daily essentials organized and easily accessible. The main floor is completed by a convenient 2-piece powder room. Upstairs, the home continues to impress with new carpet installed in 2025, adding comfort and a fresh, modern feel. The home and primary suite are enhanced with motorized custom blinds, including blackout functionality, creating a private and relaxing retreat, and features a well-appointed ensuite and walk-in closet. The second floor includes laundry, 2 additional well-sized bedrooms

supported by a full bathroom, offering flexibility for families. The lower level is bright and welcoming, featuring a rec room with excellent natural daylight, a spacious fourth bedroom with a walk-in closet, and a full bathroom. The added comfort of in-floor heating makes this level ideal for guests, extended family, or a home office setup. This home has been thoughtfully updated and meticulously maintained, including a new washer/dryer combo (2025), new carpet (2025), new hot water tank (2023), and a Bosch refrigerator (2021), providing peace of mind and long-term value. Additional features such as air conditioning and built-in speakers throughout the living room, kitchen, primary bedroom, ensuite, and patio elevate both comfort and everyday living. Located just steps from the shops, restaurants, and amenities of Marda Loop, with easy access to downtown, parks, schools, and major routes, this home offers an unbeatable combination of inner-city convenience and residential charm. 1911 31 Avenue SW is a rare opportunity to own a stylish, upgraded, and move-in-ready home in one of Calgary's most sought-after neighbourhoods.