



**2635 31 Street SW**  
**Calgary, Alberta**

**MLS # A2300480**



**\$799,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Killarney/Glengarry   |               |                   |
| <b>Type:</b>     | Residential/Duplex  |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side   |               |                   |
| <b>Size:</b>     | 1,900 sq.ft.  | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached  |               |                   |
| <b>Lot Size:</b> | 0.07 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street |               |                   |

|                    |  |                   |                 |
|--------------------|--|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -               |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stucco, Wood Frame   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s) |                   |                 |

**Inclusions:** none

Welcome to a beautifully located infill in the heart of Killarney. This home is well located in close proximity to a number of schools and quick access onto Crowchild Trail. The main floor is spacious with 2 living rooms. One has its own gas fireplace. There is dark cherry hardwood throughout the entire main level. The kitchen is large with granite counter tops, white cream cabinets, and SS appliances. The upper level has 3 bedrooms, a small bonus room and a large laundry room area. The primary bedroom is huge and can accommodate large pieces of furniture. There is a walk in closet along with a 4 piece ensuite. There are 2 kids bedrooms on the east side of the upper level. The lower level was professionally completed with permits in 2021. There is a large rec room with a dry bar w/ granite counter top. There is a huge bedroom with high ceilings which is perfect for a grandparent or teenager. There is a 4 piece bathroom as well. The home has an AC unit. The backyard faces west with a large 20x8ft deck. The garage is a good size at 19x19 sq ft. Home is well priced!