



**2824 31 Street SW**  
**Calgary, Alberta**

**MLS # A2301820**



**\$1,799,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,001 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	DC 28291
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Quartz Counters, Separate Entrance, Soaking Tub, Wet Bar		
<b>Inclusions:</b>	N/A		

A truly rare opportunity to own a three-storey luxury infill on a quiet cul-de-sac with a rooftop patio in the heart of Killarney, offering nearly 4,150 sq ft of total developed living space. Built by Ashmore Homes, this residence allows you to work directly with the builder to personalize finishes and create a home tailored to your lifestyle. Thoughtfully designed with 5 bedrooms, 4 full bathrooms, and 2 powder rooms, this home blends elevated design with everyday functionality. The main floor is anchored by a dedicated front office, framed by oversized windows that flood the space with natural light, creating the perfect work-from-home setting. A large formal dining area flows seamlessly into the heart of the home — a chef-inspired kitchen featuring a 12-foot island, double ovens, gas cooktop, wine refrigerator, built-in cabinetry, and a fully equipped pantry, designed for both entertaining and daily living. The expansive living room is both warm and refined, complete with a statement fireplace and custom millwork on both sides, creating a true focal point. The fully developed basement is built for lifestyle, featuring a glass-enclosed gym, a large recreation area, and a wet bar designed for entertaining, complemented by a powder room. An additional bedroom with its own ensuite and walk-in closet makes this level ideal for guests or extended family. Upstairs, the second level offers two spacious bedrooms, both with walk-in closets and connected by a Jack-and-Jill bathroom, along with a full laundry room with walk-in storage. The primary retreat is designed as a private escape, featuring a large walk-in closet, double vanity, and a statement soaker tub in the spa-inspired ensuite. The third floor adds exceptional flexibility with an additional bedroom complete with its own ensuite and walk-in closet, a bonus room, and access to a private rooftop patio, perfect for

entertaining or unwinding. Completing the home is a rare triple car garage, offering unmatched convenience and storage &mdash; an extremely hard-to-find feature in inner-city infills. Situated on a quiet cul-de-sac in Killarney, this home offers a rare balance of privacy and inner-city convenience, just minutes to downtown, parks, schools, shopping, and transit. This is a unique opportunity to secure a custom, fully loaded luxury home in one of Calgary's most desirable inner-city communities.