



**2826 31 Street SW**  
**Calgary, Alberta**

**MLS # A2303900**



**\$1,799,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,769 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Lane		

<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 28Z91
<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, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

A rare opportunity in Killarney to work directly with Ashmore Homes to design and personalize your dream home. Offering 3,827 sq ft of total living space and a rare triple car garage, this three-storey infill allows buyers to select finishes and tailor key details, creating a truly custom inner-city residence. The main floor is thoughtfully designed with a functional and open layout. A central kitchen with a large island is complemented by a separate spice kitchen and a dedicated coffee bar, adding both convenience and a touch of everyday luxury. At the rear of the home, the dining area overlooks the backyard, while the living room connects seamlessly, creating a comfortable and inviting space for both entertaining and daily living. A standout feature is the glass-enclosed office, offering privacy while maintaining an open feel. This level also includes a main floor bedroom with its own ensuite and walk-in closet, along with a mudroom and powder room. The basement is built for flexibility and lifestyle, featuring a large recreation area, wet bar, and two additional bedrooms. One bedroom includes a walk-in closet and private ensuite, while the second is supported by a nearby full bathroom, making this level ideal for guests or extended family. Upstairs, the second floor is designed for comfortable family living with two spacious bedrooms connected by a Jack-and-Jill bathroom, a centrally located laundry room, and a private primary retreat complete with a walk-in closet and spa-inspired ensuite featuring dual vanities and a soaker tub. The third floor adds a unique lifestyle element, offering a bonus room, powder room, and direct access to a private rooftop patio, perfect for entertaining or relaxing. This layout stands out for its main floor bedroom option, rear dining configuration, spice kitchen, coffee bar, and rooftop living space, all combined with the ability to customize and make the home

your own.