



2412 31 Street SW
Calgary, Alberta

MLS # A2131183



\$895,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,196 sq.ft.	Age:	1959 (65 yrs old)
Beds:	6	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot, Tree		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: remote for garage, shed

Fantastic location on two lots (25 and 26) a 50 x 120 foot lot in Killarney , its a great rental property or to build. The chef's dream kitchen is sure to impress with the Wolf gas range an abundance of full-height custom cabinetry. The huge granite island which can seat 3-4 perfect for entertaining. This gourmet kitchen cost over \$70,000. Huge living room with a wood burning fireplace, hardwood flooring, renovated bathroom, 3 bedrooms up. There is triple car garage used as a double and storage, as well as a shed. There is a 2 bedroom illegal suite. It is zoned for a suite however needs the building permits. The layout for both suites are great. Large open spaces great for entertaining. There is air conditioning for those hot summer nights. You will love the huge backyard. This home is close to Marda Loop, West Hills for restaurants, groceries, shopping etc. It's a quick commute to Downtown and the Rockyview Hospital. The famous Glamorgan Bakery is just around the corner, as is Safeway, AE Cross School, Killarney School, swimming pool the Rutland Park playground and ice rink and golf, the list goes on and on.