

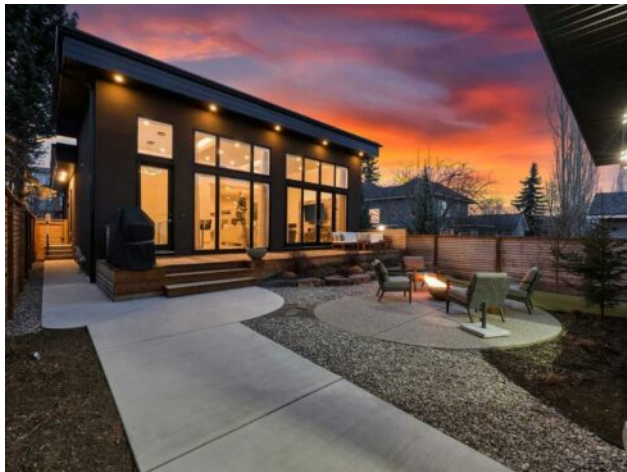


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1827 31 Avenue SW
Calgary, Alberta

MLS # A2212323



\$1,960,000

Division:	South Calgary		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,786 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private, R		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, See Remarks, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, See Remarks, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Chandelier, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

Inclusions: Wall Mounted TV in Living Room

Stunning Contemporary Bungalow in South Calgary | Steps from Marda Loop 3,600+ Sq Ft | 3 Beds + Office | 3 Baths | South-Facing Yard | Oversized Double Garage w/ EV Charger Experience the perfect blend of luxury, style, and location in this exquisite modern bungalow nestled in one of South Calgary's most desirable communities—just a short walk to vibrant Marda Loop. Boasting nearly 3,600 sq ft of beautifully developed living space, this home is thoughtfully designed for families, entertaining, and executive living. From its striking Acrylic Stucco & Stained Cedar exterior to the 12' floor-to-ceiling south-facing windows, every detail exudes sophistication and modern design. Inside, you're welcomed by an extra-wide foyer and a flowing open-concept layout with engineered white oak hardwood floors, porcelain accents, designer window treatments with blackout blinds and central air conditioning. The chef-inspired kitchen is the heart of the home, featuring quartz countertops, a large prep island with seating, soft-close cabinetry, pantry with pull-out drawers, and high-end stainless steel appliances including a Dacor 6-burner gas range. The expansive living and dining areas are bathed in natural light through oversized triple-pane windows (excluding sliders & doors). Soaring 10' and 14' ceilings add volume and elegance, while glass patio doors seamlessly connect the interior to a sun-drenched south facing low maintenance backyard—complete with artificial turf, gas fire pit, deck, and concrete patio for effortless indoor-outdoor living. The primary suite is a serene retreat with a custom barn-door walk-in closet and a spa-like 5-piece ensuite featuring double sinks, a soaker tub, separate shower, water closet, and heated floors. The lower level impresses with 9' ceilings, in-floor heated metallic (Espresso Gold) epoxy floors,

and expansive spaces for lounging, gaming, or fitness. A stunning glass-walled office/den, large family and flex areas, and two generous bedrooms complete the space. The 4-piece guest bath shared with the 3rd bedroom includes double sinks, quartz counters, and a steam-ready shower. Additional features include: • Oversized double garage with EV charging station & window to the backyard • Main floor laundry room with full cabinetry and quartz counters • Stylish powder room with bold designer wallpaper • In-floor heating throughout lower level and bedrooms • New fencing & low-maintenance landscaping • Walking distance to parks, schools, public transit, and downtown This is more than a home—it's a lifestyle. Welcome to your dream home in South Calgary.