$1,250,000 - 1828 31 Avenue Sw, Calgary

MLS® #A2215345

$1,250,000

4 Bedroom, 5.00 Bathroom, 2,296 sqft
Residential on 0.06 Acres

South Calgary, Calgary, Alberta

A masterful fusion of award-winning design and timeless architecture, this immaculate 4-bedroom, 5-bath residence offers nearly 2,700 square feet of curated living space in the coveted community of South Calgary. Designed by a nationally acclaimed interior designer and featured on the cover of Style at Home (2022) and HGTV, this is a rare opportunity to live in a home of this calibre. The main floor sets the tone with beautiful hardwood flooring, 9-foot ceilings, and design details including classic French wall paneling. A sunlit dining area, flanked by custom sheer drapery, connects to a chef's kitchen featuring white cabinetry, quartz countertops, and premium stainless steel appliances, including a built-in gas cooktop, wall oven, and integrated microwave. At the rear, a spacious living room features a dramatic linear fireplace and custom built-ins, framed by oversized windows overlooking the private, low-maintenance backyard with upgraded artificial turf and a versatile rear flex pad for additional parking or entertaining. A custom open-riser staircase leads to the second floor with three generous bedrooms, including a Jack & Jill bathroom designed for functional family living. The primary suite is a true oasis with sprawling windows, a walk-in closet and a spa-inspired ensuite featuring dual vanities with a central storage tower, a freestanding soaker tub, and an expansive glass-encased shower. The third-floor bonus loft adds further flexibility, recently enclosed with a new wall

and door to create the perfect private family room, studio, office, or guest suite. Dual terraces bring in natural light, and a boutique-style bathroomâ€"complete with an oversized shower with plumbing rough-ins for a steam showerâ€"enhances the space. The fully developed lower level offers a large recreation area, full wet bar, fourth bedroom with a walk-in closet, and a four-piece bathroom. Features include in-floor heating rough-ins, air conditioning, and a two-car garage providing valuable storage and everyday convenience. Located just one block from the Marda Loop Community Association and outdoor pool, and steps from Marda Loopâ€™s vibrant pubs, cafes, and boutiques, this home also offers quick access to River Park, top-rated schools, and downtown. Offering a rare blend of design excellence and location, this home defines elevated living in one of Calgaryâ€™s most sought-after neighbourhoods.

Built in 2019

Essential Information

MLS® #	A2215345
Price	$1,250,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,296
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	1828 31 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1S7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Isla
Appliances	Central Air Conditioner, Dis Refrigerator, Washer, Windo
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2025
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals