

1729 31 Avenue SW
Calgary, Alberta

MLS # A2312828



\$915,000

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,864 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Crown Molding, Granite Counters, Jetted Tub, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	None		

Beautifully updated, bright, and airy, this 3+1 bedroom family home is perfectly positioned in sought after South Calgary and offers nearly 2,700 sq ft of well designed living space. The main level features refinished and whitewashed hardwood floors throughout and is illuminated by recessed LED lighting and stylish fixtures. A formal living room anchored by a tiled feature fireplace provides generous flexibility, easily accommodating two separate seating areas if desired. The gorgeous kitchen is tastefully appointed with granite countertops, a peninsula with eating bar, crisp white cabinetry, and new stainless steel appliances including an induction stove. Newly added built in cabinetry offers excellent storage, while a built in computer desk creates an ideal workspace for work from home days. Open to the kitchen, the welcoming dining room is enhanced by a cozy River Rock fireplace—an inviting setting for hosting family and friends. A stylish new 2 piece powder room further elevates the main level with added everyday convenience. The second level hosts three comfortable bedrooms and a 4 piece main bath. The primary bedroom features a walk in closet and a private 4 piece ensuite complete with a relaxing jetted tub and separate shower. The fully developed basement extends the living space with a spacious recreation/media room, a fourth bedroom, a 3 piece bath, laundry, and ample storage. Additional upgrades include central air conditioning, new second level windows, a new high efficiency furnace, tankless hot water, and newer 35 year Corning shingles on both the house and garage. Exterior enhancements include repaired and freshly painted stucco, new front yard landscaping, and a roomy front porch finished with composite decking, rails, and cedar posts. The sunny south backyard is designed for low maintenance enjoyment with

a patio and privacy screen, artificial turf, a cedar fence with gates, and access to the double detached garage with a new door. All of this comes with an exceptional location—steps to the South Calgary Community Association, close to River Park, vibrant Marda Loop, excellent schools, shopping, public transit, and offering effortless access to 14th Street and the downtown core.