

# \$999,900 - 2030 31 Street Sw, Calgary

MLS® #A2254816

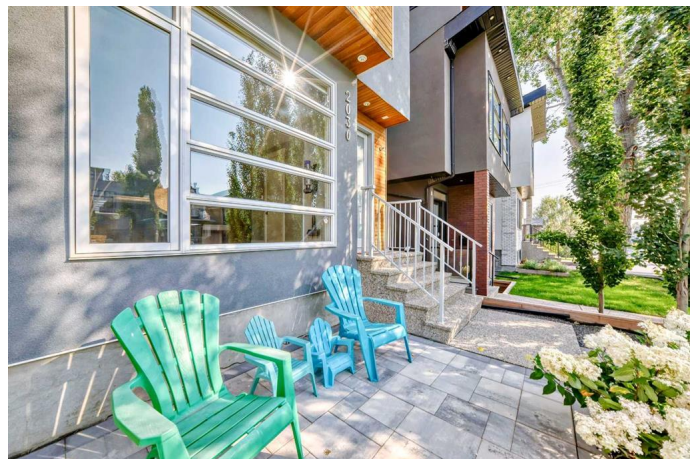
**\$999,900**

4 Bedroom, 4.00 Bathroom, 1,983 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

SIMPLY AMAZING! BEST PRICED DETACHED INFILL in KILLARNEY! Discover this stunning detached modern infill built in 2019, boasting over 2,800 sq ft of beautifully designed living space. The main floor features 9' ceilings, gleaming HARDWOOD floors, and a spacious kitchen with a MASSIVE WATERFALL ISLAND, PREP SINK, pantry, and abundant cabinetry. A formal front seating area flows into an open-concept layout, perfect for entertaining. The living room showcases a striking FLOOR TO CEILING STONE FIREPLACE with CUSTOM BUILT-INS, blending style and functionality. Upstairs, enjoy HARDWOOD flooring throughout, a Luxurious primary suite with a COZY FIREPLACE, VAULTED CEILINGS and a SPA-like ensuite featuring a STEAM SHOWER and LARGE SOAKER TUB and a large WALK-IN-CLOSET complete with upgraded BUILT-INS. The Spacious secondary bedrooms each come with their own WALK-IN-CLOSETS, and completing this level is a sleek and contemporary 4 Piece Bathroom and a convenient laundry area.. The fully finished basement offers a large WET BAR with an ISLAND, ample storage, a generous fourth bedroom, and a massive ENTERTAINMENT ROOM with a PROJECTOR and SCREEN. This exceptional infill is a must-see for refined urban living! This location is hard to beat, with a short walk to transit (LRT), Killarney Aquatic Center & conveniently located close to the vibrant



restaurants and shopping of 17th AVE! Call your favorite REALTOR to schedule a viewing today!

Built in 2019

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254816    |
| Price          | \$999,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,983       |
| Acres          | 0.07        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2030 31 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2N2             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator                  |

|                 |                           |
|-----------------|---------------------------|
| Heating         | Forced Air, Natural Gas   |
| Cooling         | Central Air               |
| Fireplace       | Yes                       |
| # of Fireplaces | 2                         |
| Fireplaces      | Bedroom, Family Room, Gas |
| Has Basement    | Yes                       |
| Basement        | Finished, Full            |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 47                   |
| Zoning         | R-CG                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Rhinorealty |
|----------------|-------------|

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