

# \$829,000 - 2229 31 Street Sw, Calgary

MLS® #A2220947

**\$829,000**

4 Bedroom, 3.00 Bathroom, 1,909 sqft

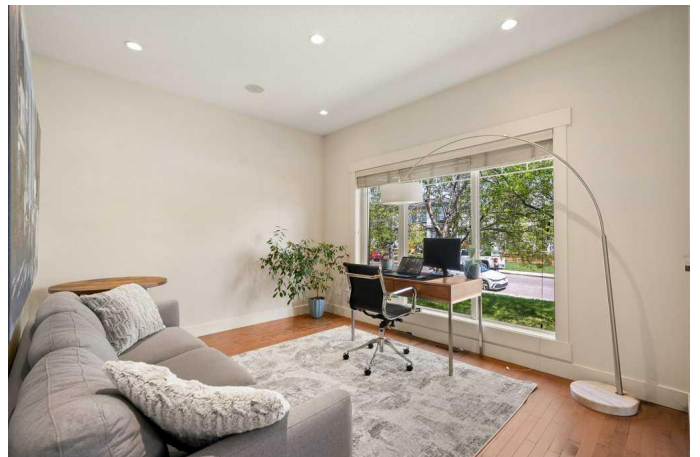
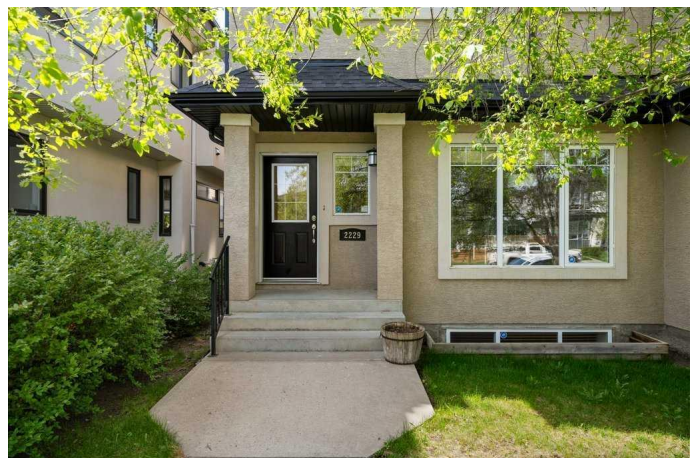
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

**\*\*\*OPEN HOUSE -SATURDAY 17th -  
12-3pm\*\*\*** Step into your own private, treed in  
sanctuary in Killarney

Tucked away in the heart of Killarney, this home combines airy, open spaces with the serenity of a private west-facing backyard, offering a perfect balance of comfort and style

An open, airy + inviting space that you can't wait to come home and unwind in. You will appreciate the continuous hardwood flooring throughout, pot lighting, built-in speakers and functional layout. Work from home? The convenience of the front office provides true value - allowing you to get tasks done in a bright + uplifting setting. A stylish kitchen is where everyone will want to congregate: granite counters, gas range, rich wood cabinetry, centre island and endless storage options. The 3 sided fireplace creates a cozy ambiance and amalgamates all the entertaining areas together. Sit down and connect over a meal and then migrate over to the living room to enjoy your favourite show. Head out to the sun soaked west backyard, close your eyes and envision weekend gatherings, fun summer BBQs and simply relaxing with a good beverage. Up the stairs you will find the primary bedroom - showcasing vaulted ceilings, walk-in closet and beautiful 5 piece en suite bathroom. Two additional guest bedrooms, full bathroom along with an impressive laundry area [with sink] round out



the upper level. The basement is the ideal place to unwind and relax with the family or entertain guests. It is equipped with a pool table, bar and your own home theatre system for those days on the couch with the family or playing a few rounds of pool with friends.

Situated a block from a greenspace and minutes to all daily amenities, you will love the central location and accessibility. Come and visit your new home!

Built in 2005

### **Essential Information**

MLS® #	A2220947
Price	\$829,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,909
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2229 31 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2N3

### **Amenities**

Parking Spaces	2
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Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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