

# \$1,349,900 - 2415 31 Street Sw, Calgary

MLS® #A2250826

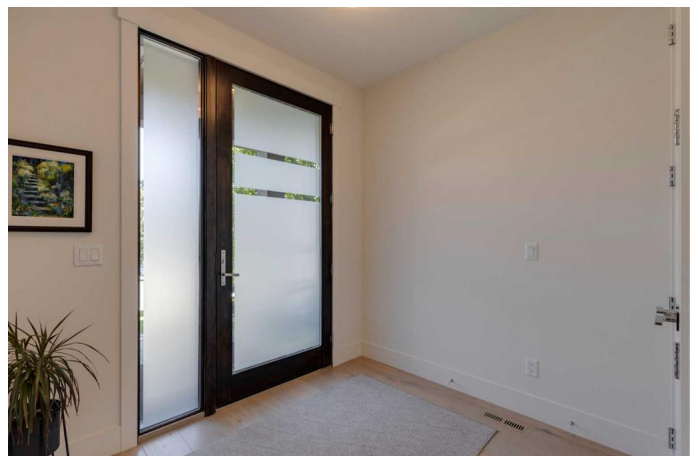
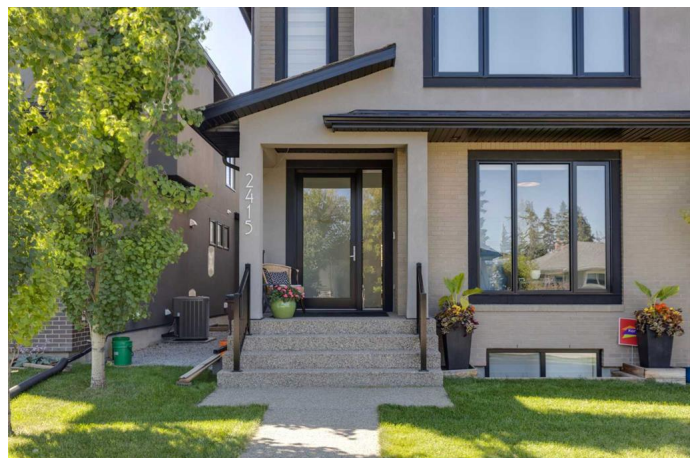
**\$1,349,900**

4 Bedroom, 4.00 Bathroom, 2,429 sqft

Residential on 0.09 Acres

Killarney/Glengarry, Calgary, Alberta

Situated on a 31' x wide lot and offering nearly 3,400 sq ft of total living space, this exception build by Casil Custom Homes showcases superior craftsmanship and thoughtful design. Upon entering the front door one is greeted to an oversized walk-in closet and versatile flex room. As you enter the main living area one is impressed by the ample windows providing generous natural light. The chef inspired kitchen features a side-by-side fridge/freezer, quartz counter tops, generous sized pantry and large island with seating for six. The adjacent living area includes a substantial dining space and seating lounge with a gas fireplace surrounded by built-in shelving and deep cabinets. Enjoy indoor/outdoor living with 12' foot glass sliding patio doors leading to a full width west facing cedar deck with plenty of room for bbq and seating. The rear entry offers floor to ceiling enclosed cabinets for storage and a custom bench. It also includes the main floor powder room with a floating vanity. An open riser staircase lined by windows and a skylight lead to the second floor. On this level there are two spacious bedrooms, a convenient laundry room with sink, cabinets and shelving as well as a main bathroom. The primary suite boasts large windows, vaulted ceiling and a 19 foot custom walk-in closet with a large framed mirror. The ensuite features a curbless steam shower with floating bench, a soaker tube with an accompanying electric fireplace, dual vanities, dedicated makeup counter, separate



toilet area, skylight and heated floors. The fully developed third level includes a large media area with built-in cabinets, built-in speakers, a wet bar with built-in wine fridge, a glassed gym area, a generous fourth bedroom with walk in closet and, additional storage areas.

Additional highlights include: window coverings with power blinds on main floor, roughed in infloor heating in basement, front and rear irrigation, 21 x 20 insulated and drywalled double garage, a west facing back yard and a paved lane. Central Air Conditioning recently installed. Close to transit, shopping, schools, parks, community amenities and restaurants.

Built in 2017

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250826    |
| Price          | \$1,349,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,429       |
| Acres          | 0.09        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2415 31 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2N6             |

## Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                               |
| Parking        | Double Garage Detached, Garage Door Opener, Insulated, Garage Faces Rear, Paved |
| # of Garages   | 2                                                                               |

## Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Vinyl Windows |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Washer/Dryer, Window Coverings, Electric Oven                                                          |
| Heating           | High Efficiency, In Floor, Electric, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                |
| # of Fireplaces   | 2                                                                                                                                                                                                  |
| Fireplaces        | Electric, Gas, Living Room, Tile, Bath, Blower Fan, Decorative                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                                                     |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                    |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot, Street Lighting, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Concrete, Stucco, Wood Frame, Silent Floor Joists                               |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 12                |
| Zoning         | R-CG              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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