

# \$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 bathroom—complete with an oversized shower with plumbing rough-ins for a steam shower—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 Loop’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 Calgary’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 Island                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Washer, Windows |
| 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 |
| Days on Market | 2                |
| Zoning         | R-CG             |

### Listing Details

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

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