

# \$999,000 - 2027 31 Street Sw, Calgary

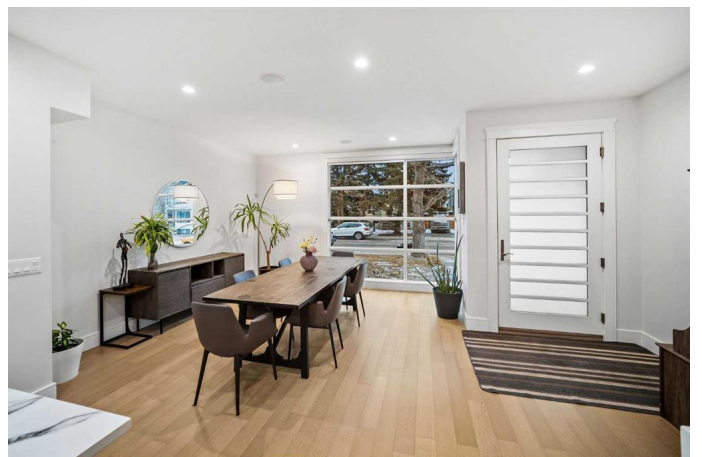
MLS® #A2202536

**\$999,000**

4 Bedroom, 4.00 Bathroom, 2,486 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Urban living at its finest this custom-built contemporary home in the heart of Killarney offers over 3400 sqft of impeccably designed living space. Fully developed from top to bottom, this stunning residence features a breathtaking loft that overlooks downtown, ideal for an office, gaming room, or entertaining guests, complete with a built-in wet bar. The open-concept main level is bathed in natural light, showcasing soaring 12'™ ceilings, floor-to-ceiling windows, and elegant glass railings leading up to the loft. The gourmet kitchen is a chef's™ dream, boasting brand-new custom quartz countertops on the expansive island and counters, high-end WOLF and Bloomberg appliances, sleek custom cabinetry, a new kitchen sink, and pot lighting throughout. The dining area, surrounded by windows, flows seamlessly into the living space, where a striking gas fireplace with upgraded designer tile work extends to the ceiling, creating a cozy yet sophisticated atmosphere. The primary retreat is a sanctuary of luxury, featuring a Juliette balcony, soaring ceilings, and a boutique-hotel-inspired ensuite with double vanities, a soaker tub, an oversized glass shower, and a custom walk-in closet. Spacious enough for a king-sized bed, this elegant retreat also boasts a built-in storage bench, a ceiling fan for comfort, and a built-in make-up vanity or desk. A skylight enhances the natural light, making this retreat feel even more airy and inviting. Two additional spacious



bedrooms, a beautifully appointed full bath, and a convenient upper-floor laundry with a built-in sink complete the level. The fully finished lower floor offers another bedroom and full bath, along with a spacious family room, perfect for a gym space, movie nights, and hosting guests. Superior finishes throughout the home include stunning and durable luxury vinyl plank flooring and built-in wet bars on both the loft and lower levels. Enjoy year-round comfort with central air conditioning and in-floor heating in the upper-floor bathrooms. Additional upgrades include a new water filtration system for added convenience and peace of mind. An insulated two-car detached garage easily accommodates two SUVs plus storage. Designed for indoor/outdoor living, this home boasts an effortless transition to the private, low-maintenance fenced backyard, where you can BBQ and lounge in style or dine al fresco through expansive glass patio doors. The front yard has new grass, and a variety of shrubs have been added to enhance the landscaping. The striking exterior features eye-catching cedar and AL13 paneling, adding to the home's modern curb appeal, complemented by mature trees lining the property. Situated in desirable Killarney, just one block from a lush green space and park, this location offers the perfect blend of tranquility and city convenience. Steps from trendy caf s, boutique shopping, and easy access to downtown, this is the ultimate executive home for those seeking luxury, style, and an effortless lifestyle.

Built in 2012

### **Essential Information**

MLS® #	A2202536
Price	\$999,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,486
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### **Community Information**

Address	2027 31 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2N1

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Window Coverings, Built-In Refrigerator, ENERGY STAR Qualified Appliances
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Flat
Construction	Concrete, Stucco, Wood Siding, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 19th, 2025
Days on Market	15
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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