

\$1,099,000 - 2448 31 Avenue Sw, Calgary

MLS® #A2221930

\$1,099,000

4 Bedroom, 4.00 Bathroom, 2,027 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

This is more than just a home â€” itâ€™s a feeling you must experience in person. From the moment you step inside, you'll understand why this custom-built infill masterpiece simply can't be overlooked. The energy here is warm, uplifting, and undeniably special â€” the kind that photos canâ€™t quite capture. With over 2,880 sq ft of impeccably designed living space, this home effortlessly blends luxury, comfort, and timeless style. Every corner surprises you with just how open and spacious it feels â€” soaring ceilings, natural light pouring in through expansive windows and skylights, and thoughtful design choices that make the home feel both grand and inviting. The heart of the home, a show-stopping chefâ€™s kitchen, is as functional as it is stunning, featuring premium KitchenAid stainless steel appliances, quartz countertops, custom cabinetry, and an oversized island that invites connection. Whether you're hosting guests or enjoying quiet family time, the layout flows seamlessly between the kitchen, dining, and living areas â€” all soaked in natural light and offering cozy touches like a tiled gas fireplace, exposed beams, and white oak hardwood floors. Youâ€™ll find beautiful surprises throughout: a stylish pocket office perfect for remote work, a dramatic Italian-tiled foyer, a mudroom built for busy lives, a 2-piece powder room with floor to ceiling Italian tile, and a designer staircase that sets the tone for the upper level. Upstairs, vaulted ceilings create a feeling of even more space with two



expansive bedrooms, a 4-piece bathroom, laundry, and the serene primary suite is a true retreat with its spa-like 6-piece ensuite, steam shower, fireplace, and soaker tub. The fully developed basement extends the magic “in-floor heating, soaring ceilings, a wet bar built for entertaining, a fourth bedroom, and a sleek 3-piece bath. Whether you’re hosting guests, movie nights, or just enjoying downtime, it’s a space designed to be lived in and loved. Step outside to a charming backyard oasis perfect for summer BBQs and enjoy the convenience of a detached 2-car garage. Located at the end of a cul-de-sac with green space, just steps from vibrant Marda Loop, this home offers easy access to parks, top-rated schools, downtown, and major roadways. But truly “this is one you need to walk through to believe. The space, the light, the energy “it all comes together in a way that must be felt. Don’t let this one pass you by. Book your private showing today and experience the timeless design for yourself.

Built in 2013

Essential Information

MLS® #	A2221930
Price	\$1,099,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,027
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2448 31 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1T8

Amenities

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

Interior

Interior Features	Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Living Room, Mantle, Tile, Decorative, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2025
Days on Market	2

Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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