

# \$919,000 - 1719 31 Avenue Sw, Calgary

MLS® #A2231226

**\$919,000**

3 Bedroom, 3.00 Bathroom, 1,815 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

OPEN HOUSE: Saturday July 12 from 1 -3 pm. Welcome to this beautifully maintained home in the hart of Marda Loop neighbourhood! Offering over 2500 sq ft of thoughtfully designed living space this charming home features a fully developed walk-out basement and is just steps from parks, shops, restaurants, pool and schools. Spacious open concept main floor is perfect for entertaining, showcasing a formal dining area, stylish kitchen, convenient half bath and warm inviting family room with a cozy fireplace. Upstairs youâ€™™ll find primary bedroom with ensuite, along with two more bedrooms and a four-pice bathroom. The walk-out lower level is ideal for relaxation or hosting quests, complete with in-floor heating, a large recreations room, full bathroom, versatile den or home office and dedicated laundry room. Professionally cleaned and move-in ready. This is your chance to live in one of Calgaryâ€™™s most desirable inner city communities!

Built in 1997

## Essential Information

MLS® #	A2231226
Price	\$919,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,815
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1719 31 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1S6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Storage, Dry Bar
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Oven-Built-In, Built-In Oven, Garburator, Gas Cooktop
Heating	In Floor, Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Fruit Trees/Shrub(s)

Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	25
Zoning	R-CG

### **Listing Details**

Listing Office	BECK Real Estate Ltd.
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