

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

MLS® #A2202536

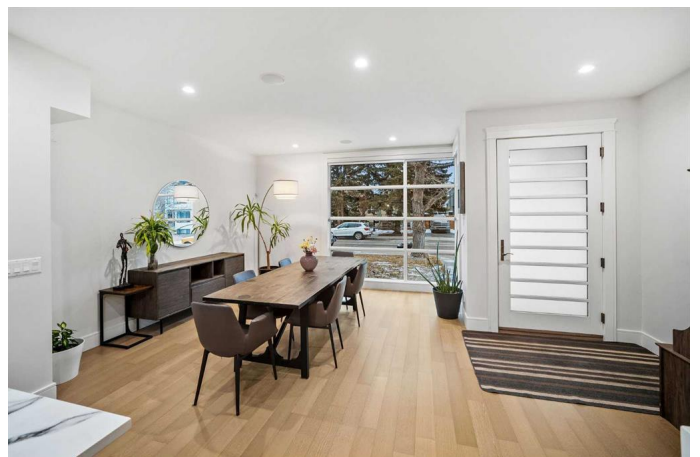
**\$999,000**

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        | Double Garage Detached, Garage Door Opener, Alley Access |
| # 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        | Built-In Refrigerator, Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Appliances, Garage Control(s), Gas Stove, Microwave, Window Coverings                                                               |
| 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 | 6                |
| Zoning         | R-CG             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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