

**2636 31 Street SW**  
**Calgary, Alberta**

**MLS # A2284036**



# \$975,000

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,909 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Alarm System, Shed

This exceptional Cardel-built home has everything you've been searching for! The main floor offers a superb layout with wide-plank engineered hardwood, 8-ft doors, quartz counters, a gas range, and built-in speakers. Upstairs, you'll find three large bedrooms, including a massive primary and luxurious ensuite with a deep soaker tub, separate shower, and dual sinks. Plus—upper-floor laundry! The basement continues the exceptional design, featuring a large open recreation area (with roughed-in speakers), a fourth bedroom, a full bathroom, and plenty of storage. The garage is insulated and heated (240V). Other highlights include A/C, a tankless water heater, a 2-tier deck, and a front-yard sprinkler system. All this is just a short walk to the restaurants and shops along 26 Ave—Sinatra's Pizza, Luke's Drug Mart, Caffe Francesco—and all the other essentials of inner-city living (booze, weed, munchies, etc.). Plus, it's super convenient to public transit, and you have great neighbours! Basically, it's perfect. Come see for yourself—but don't wait long&hellip;