\$869,000 - 2428 31 Avenue Sw, Calgary

MLS® #A2260253

\$869,000

3 Bedroom, 4.00 Bathroom, 1,948 sqft Residential on 0.07 Acres

Richmond, Calgary, Alberta

Welcome to this beautifully designed 2-storey home, perfectly situated on a quiet street in one of Calgary's most vibrant communities. Surrounded by upscale development and overflowing with curb appeal, this property is a rare find.

Step inside to soaring 9-foot ceilings, rich dark hardwood floors, and a show-stopping spiral staircase that anchors the main level. Flooded with natural light from two-storey windows, the open-concept layout features a spacious living room, elegant dining area, and a versatile den or office, ideal for remote work or quiet reading.

The chef-inspired kitchen is both stylish and functional, featuring granite countertops, new appliances, a corner pantry, and ample cabinet space.

Upstairs, retreat to your luxurious primary suite with vaulted ceilings, a cozy two-sided fireplace, large walk-in closet, and a spa-like ensuite complete with dual vanities, Jacuzzi tub, frameless glass shower, and heated tile floors. A generous second bedroom, full bath, and convenient laundry room complete the upper level. The fully finished basement offers even more living space with a large rec room, an additional bedroom, a separate den or flex space, and plenty of room for storage or hobbies, all with brand-new carpet for added comfort.

Enjoy a private, low-maintenance backyard with a deck and mature trees, perfect for relaxing or entertaining. The double detached





garage adds practicality, while central A/C ensures year-round comfort.

Just a short stroll to the shops, cafes, and restaurants of Marda Loop, and minutes to 17th Ave and the downtown core. Built with exceptional quality and countless upgrades, this home is truly one-of-a-kind.

Don't miss your chance â€" book your showing today!

Built in 2007

Essential Information

MLS® # A2260253 Price \$869,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,948 Acres 0.07

Year Built 2007

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 2428 31 Avenue Sw

Subdivision Richmond

City Calgary
County Calgary
Province Alberta

Postal Code T2T 1T8

Amenities

Parking Spaces 4

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Double Vanity, Granite Count

Appliances Dishwasher, Dryer, Garage

Fan, Refrigerator, Washer

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Electric, Living Room, E

Three-Sided

Has Basement Yes Basement Full

Exterior

Exterior Features Balcony, Private Yard

Lot Description Back Lane, Back Yard, Lands

Roof Asphalt Shingle

Construction Brick, Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed September 26th, 2025

Days on Market 38

Zoning R-CG

Listing Details

Listing Office Century 21 Bravo Realty

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