

\$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

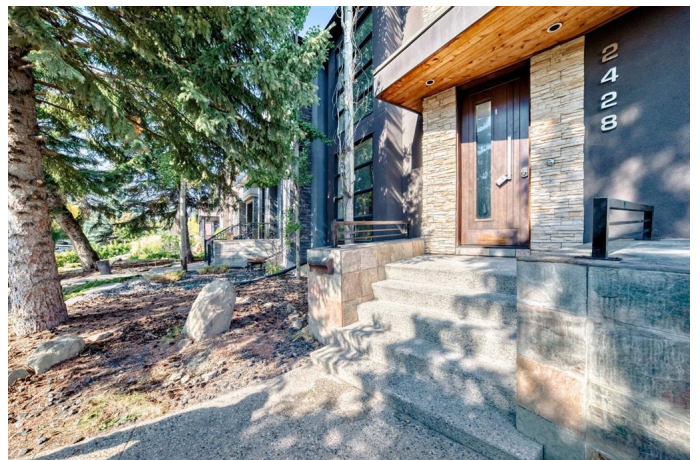
Welcome to this beautifully designed 2-storey home, perfectly situated on a quiet street in one of Calgary's most vibrant communities. Surrounded by upscale development and overflowing with curb appeal, this property is a rare find.

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 – 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, B 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	35
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.