

1719 31 Avenue SW
Calgary, Alberta

MLS # A2231226



\$919,000

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|------------------|---|---------------|-------------------|
| Division: | South Calgary | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,815 sq.ft. | Age: | 1997 (28 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape | | |

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|--------------------|--|-------------------|------|
| Heating: | Central, In Floor, Fireplace(s) | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Dry Bar, Granite Counters, Kitchen Island, Open Floorplan, Storage | | |

Inclusions: N/A

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 you'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 Calgary's most desirable inner city communities!