

# \$1,129,000 - 1828 31 Avenue Sw, Calgary

MLS® #A2227099

**\$1,129,000**

4 Bedroom, 5.00 Bathroom, 2,291 sqft

Residential on 0.06 Acres

South Calgary, Calgary, Alberta

This exquisite award winning residence nestled in the heart of South Calgary, seamlessly blends timeless design with modern architecture. The thoughtfully designed living space offers a floor plan ideal for the urban professionals or growing family alike with four levels and downtown views from the rooftop patio. Impeccably designed by an internationally published designer, featured on the cover of Style at Home (2022) and seen on HGTV, this is not just a home—it's a statement in style paired with a thoughtful and functional floor plan to grow into. Rich hardwood floors, soaring 9' ceilings, opulent light fixtures and classic wall paneling that offers a touch of Parisian flair. A sunny front dining room, dressed in sheer drapery that catches the morning light, is a space made for lingering breakfasts and romantic candlelit dinners. The kitchen features crisp white cabinetry, gleaming quartz counters, intricately crafted backsplash, and premium appliances, including a built-in gas cooktop and wall oven. A space where form meets function—for effortless culinary adventures. The living room is both refined yet comfortable —anchored by a linear gas fireplace that becomes an instant focal point. Framed by custom built-ins and oversized windows, this space is designed for entertaining and to be enjoyed. The private, low-maintenance backyard features a spacious deck, upgraded turf and a flexible rear pad—ideal for extra parking or entertaining under the stars. The second floor



with 2 secondary bedrooms are thoughtfully connected by a Jack & Jill bath—perfect for family living. The primary suite is spacious, soft and inviting, the ideal retreat with ample natural light and a custom mural adding an organic, artistic softness to the space that’s grounding and ethereal; a walk-in custom closet and a spa-inspired ensuite complete with dual vanities, a sculptural freestanding tub, water closet, and glass shower. The third-floor loft brings a dreamy sense of possibility. Enclosed for privacy, it serves beautifully as a home office, studio, or guest suite. Two private terraces to enjoy morning coffee or starlit evenings with downtown views. A boutique-style bath—with an oversized shower and steam rough-ins, completes this level. Downstairs, the fully finished lower level offers an expansive rec room, full wet bar, a spacious 4th bedroom with walk-in closet, and a 4pc bath. Comfort and convenience continue with in-floor heating rough-ins, A/C, and a double tandem garage. Designed with intention, sophistication, and soul this home is ready to be enjoyed for years to come. Located just one block from the Marda Loop Community Association and pool, and steps from charming cafes, shops, top schools, and River Park.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2227099    |
| Price          | \$1,129,000 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,291       |
| Acres          | 0.06        |
| Year Built     | 2019        |

|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | 3 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1828 31 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1S7           |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 2                              |
| Parking        | Double Garage Detached, Tandem |
| # of Garages   | 2                              |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings              |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Level, Private, Rectangular Lot, Street Lighting |
| Roof              | Flat Torch Membrane, Asphalt Shingle   |
| Construction      | Stone, Stucco, Wood Frame, Wood Siding, Metal Siding   |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 20             |
| Zoning         | R-CG           |

**Listing Details**

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

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