

# \$949,990 - 1719 31 Avenue Sw, Calgary

MLS® #A2231226

## \$949,990

3 Bedroom, 3.00 Bathroom, 1,815 sqft  
Residential on 0.07 Acres

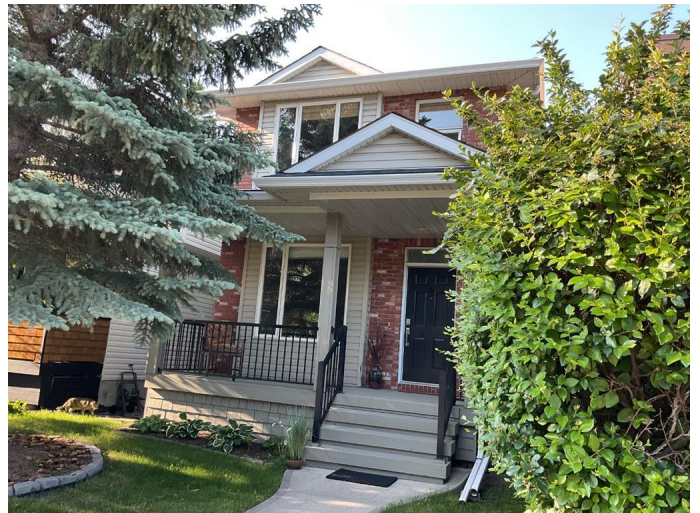
South Calgary, Calgary, Alberta

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 youâ€™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 Calgaryâ€™s most desirable inner city communities!

Built in 1997

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2231226  |
| Price          | \$949,990 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,815     |



|            |             |
|------------|-------------|
| Acres      | 0.07        |
| Year Built | 1997        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1719 31 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1S6           |

### Amenities

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

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Storage, Dry Bar                                                |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Garburator, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer |
| Heating           | Central, In Floor, Fireplace(s)                                                                                                   |
| Cooling           | Central Air                                                                                                                       |
| Fireplace         | Yes                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                               |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Finished, Full, Walk-Out                                                                                                          |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                 |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape |
| Roof              | Asphalt                                                               |
| Construction      | Brick, Vinyl Siding, Wood Frame                                       |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 16th, 2025  
Days on Market                1  
Zoning                              R-CG

**Listing Details**

Listing Office                    BECK Real Estate Ltd.

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