

# \$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	Side by Side, 3 Storey
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, Landscaped, Level, Private, Rectangular Lot, Street Lighting, Interior Lot
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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