

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

MLS® #A2231226

\$949,990

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

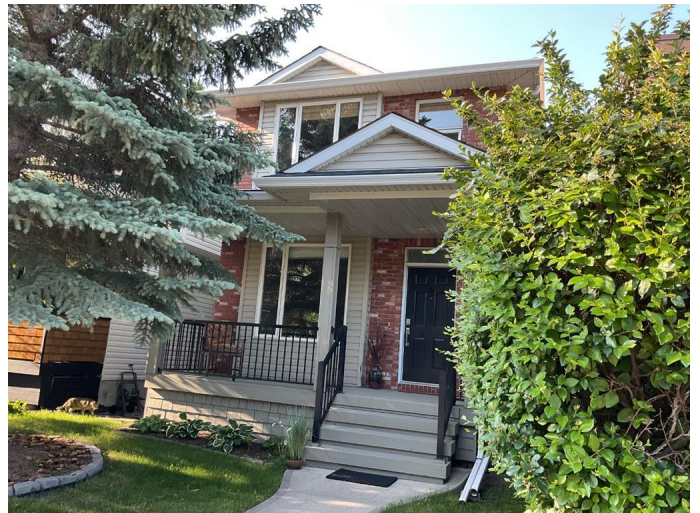
South Calgary, Calgary, Alberta

OPEN HOUSE: Saturday June 28 from 1 -3 pm. 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	7
Zoning	R-CG

Listing Details

Listing Office	BECK Real Estate Ltd.
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.