

1719 31 Avenue SW  
Calgary, Alberta

MLS # A2231226



# \$919,000

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

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

**Inclusions:** N/A

Welcome to this beautifully maintained home in the heart 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-piece bathroom. The walk-out lower level is ideal for relaxation or hosting guests, complete with in-floor heating, a large recreation 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!