

**2424 31 Street SW**  
**Calgary, Alberta**

**MLS # A2311605**



**\$1,299,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,928 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	In Floor, In Floor Roughed-In, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Tray Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Exclusive pre-sale opportunity in the heart of highly sought-after Killarney with both units available. Offering over 2,845 sq.ft. of thoughtfully designed living space, this custom-built residence provides buyers with the rare opportunity to personalize select finishes and details throughout the home. Designed with elevated modern luxury in mind, the main floor showcases soaring 11-foot ceilings, wide-plank hardwood flooring, a formal dining area with custom wainscoting, and a stunning chef-inspired kitchen featuring an oversized oak island with fluted detailing, matching custom hood fan accents, quartz countertops, premium appliance package, designer lighting, and elegant black and gold fixtures throughout. The spacious living room is anchored by a custom gas fireplace with built-in shelving and cabinetry, while a functional mudroom with built-ins offers everyday convenience and additional storage. Upstairs, 9-foot ceilings and hardwood flooring continue throughout, leading to a luxurious primary retreat complete with tray ceilings, custom wainscoting, a walk-in closet, and a spa-inspired 5-piece ensuite featuring in-floor heating, dual vanities, a freestanding soaker tub, and an oversized shower. Two additional generously sized bedrooms, a full 3-piece bathroom, and a dedicated laundry room complete the upper level. The fully finished basement is designed for entertaining and everyday living, offering a large recreation room, custom wet bar, feature wine wall, spacious fourth bedroom, and an additional 3-piece bathroom. Additional highlights may include rough-ins for in-floor basement heating, and air conditioning. Situated on a quiet street in one of Calgary's most desirable inner-city communities, Killarney offers quick access to downtown, top-rated schools, parks, playgrounds, shopping, restaurants, cafes, transit, and

nearby amenities including Westbrook Mall, the Killarney Aquatic & Recreation Centre, Shaganappi Golf Course, and the vibrant 17th Avenue corridor. All renderings are for illustrative purposes only and may be subject to change at the builder's discretion or due to material availability.