



## 2029 31 Street Calgary Alberta

\$999,900

Open House Sat 2-4 pm, Sun 12-2 pm. Elegant and sophisticated, fully upgraded 3 storey home! Ideally located in a prime location on a quiet treelined street, just a 5-minute walk to the Killarney Aquatic & Rec Centre. This stylish, contemporary home with an open concept floor plan is bathed in natural light highlighting the high-end finishes, gleaming hardwood floors and lavish designer style. Adding to your comfort are central air conditioning, Low-E windows, a high-efficiency furnace and hot water on demand. The bright living room overlooks the street with a casually elegant vibe that invites you to sit back and relax in front of the concrete-encased dual sided fireplace flanked by built-ins. The other side of the fireplace adds a warm ambience to the casually elegant dining room. Culinary adventures are inspired in the chef's dream kitchen featuring premium Kitchen Aide stainless steel appliances, a gas stove, quartz countertops, a plethora of full-height cabinets, a built-in wall pantry and a large centre island with breakfast bar seating to informally convene around. Off the rear entrance is a handy mudroom with built-ins to hide away bags, jackets and shoes and additionally a tucked away powder room for a quick clean-up upon entry. The primary suite on the second level is an opulent oasis with an expansive floor plan, a large walk-in closet and a luxurious ensuite boasting in-floor heating, dual sinks, a deep soaker tub and direct access to the laundry room for ultimate convenience. A private balcony entices peaceful morning coffees and evening beverages and a space to unwind before bed. Both additional bedrooms on this level are generously sized, sharing the 4-piece bathroom. A very rare 3rd level lofted bonus room is an amazing extra space for downtime, entertaining or a great home office. The adjacent balcony, nestled amongst the treetops, showcases incred...

Laundry room 9.92 Ft x 5.25 Ft

Bonus Room 11.25 Ft x 16.58 Ft

Recreational, Games room 19.25 Ft x 12.17 Ft

Den 10.25 Ft x 9.00 Ft

Furnace 9.42 Ft x 7.08 Ft

Bedroom 13.50 Ft x 11.33 Ft

Kitchen 16.42 Ft x 12.92 Ft

2pc Bathroom 5.33 Ft x 5.83 Ft

Other 4.17 Ft x 12.33 Ft

Primary Bedroom 17.58 Ft x 16.75 Ft

Bedroom 10.08 Ft x 10.75 Ft

Bedroom 9.67 Ft x 11.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Real Broker

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See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)

4pc Bathroom 5.00 Ft x 10.08 Ft

Living room 17.42 Ft x 15.67 Ft

Dining room 15.25 Ft x 15.00 Ft

5pc Bathroom 10.00 Ft x 9.50 Ft

4pc Bathroom 9.92 Ft x 5.42 Ft