



# 2427 31 Avenue Calgary Alberta

\$849,900

Discover this beautiful home with 2608 square feet of living space, ideally located just steps away from Marda Loop, parks, and schools. This lovely house features 4 bedrooms, 3.5 bathrooms, and a double detached garage. The South facing backyard fills the space with abundant natural sunlight, creating a bright and inviting atmosphere. This renovated home is open and spacious floor plan is perfect for family living and entertaining. Inside, you'll find Mid Century Modern finishes throughout the house, including custom cabinetry with brass handles, stainless steel appliances with a gas stove, concrete counters, designer lighting, fireplace and updated flooring. The sizeable primary retreat upstairs offers a luxurious ensuite with granite counters and a walk-in closet with custom organizers. Two additional spacious bedrooms, a convenient Jack & Jill bathroom, laundry facilities, and skylights complete the upper level. The lower level provides a media area, wet bar, full bathroom, and a flexible room for a 4th bedroom. Additional features include central air conditioning and a new composite deck and railing. You'll love the privacy in the backyard which is rare to find. The double detached garage provides ample parking and storage space. The local community offers easy access to transit options and nearby shopping, adding convenience to your daily life. Call now to schedule a viewing! (id:6769)

Family room 22.00 Ft x 18.92 Ft

Other 6.08 Ft x 2.75 Ft

Recreational, Games room 18.92 Ft x 11.67 Ft

3pc Bathroom 6.25 Ft x 5.92 Ft

Kitchen 16.08 Ft x 8.67 Ft

Dining room 14.58 Ft x 11.42 Ft

Living room 16.92 Ft x 14.08 Ft

Foyer 7.75 Ft x 4.92 Ft

Other 12.92 Ft x 4.92 Ft

Other 4.42 Ft x 4.33 Ft

Other 17.75 Ft x 11.75 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Laundry room 5.17 Ft x 3.00 Ft

Primary Bedroom 14.58 Ft x 13.17 Ft

Bedroom 14.00 Ft x 11.08 Ft

Bedroom 10.50 Ft x 9.83 Ft

4pc Bathroom 9.83 Ft x 4.92 Ft

5pc Bathroom 12.33 Ft x 10.33 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.sampatel.ca/>



See

**Mirror**

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

Phone: 403-969-0267  
arobinson@cirrealty.ca