



## 1809 31 Avenue Calgary Alberta

\$985,000

Nestled within the sought-after community of South Calgary, this immaculate inner-city residence epitomizes luxury living. Positioned on a tranquil enclave mere moments away from the vibrant hub of Marda Loop, this stunning home presents a seamless blend of opulence and contemporary design. This stylish abode boasts an inviting open-concept layout, flooded with natural light that accentuates its high-end finishes and beautiful maple hardwood floors. The living room exudes casual elegance, adorned with coffered ceilings and a gas fireplace framed by built-ins, offering a serene space to unwind while oversized south-facing windows bathe the room in sunshine. The chef's kitchen, a haven for culinary enthusiasts, showcases stainless steel Bosch appliances, a gas stove, granite countertops, and an abundance of full-height cabinets, complemented by a breakfast bar island—a perfect gathering spot. Adjacent to this, the dining room exudes sophistication with designer lighting and a fabulous built-in bar, ideal for entertaining guests. Tucked away from the main living areas, the den, and a modern powder room ensure privacy. Ascend the grand 13-foot hallway ceilings to the upper level, creating an expansive atmosphere. You'll find two generously sized bedrooms with ample closets, a 3-piece main bathroom, and a convenient upper-level laundry room. Additionally, The primary suite is a lavish retreat featuring tall vaulted ceilings, a custom walk-in closet, and an indulgent ensuite boasting dual vanities, a deep soaker tub, a separate steam shower, and a sunlit skylight complete this floor. The finished basement invites gatherings in the rec room for movie nights or games, accompanied by a wet bar for refreshments. A fourth bedroom and another full bathroom on this level enhance the home's functionality. Recent upgrades including a new furnace and hot water tank add to the overall ...

Primary Bedroom 13.67 Ft x 12.67 Ft

Other 8.33 Ft x 6.75 Ft

5pc Bathroom 19.58 Ft x 6.00 Ft

Bedroom 12.33 Ft x 10.50 Ft

Other 6.33 Ft x 5.08 Ft

Bedroom 15.08 Ft x 9.00 Ft

Bedroom 10.25 Ft x 9.58 Ft

Other 7.58 Ft x 4.00 Ft

Storage 8.42 Ft x 5.33 Ft

3pc Bathroom 9.75 Ft x 5.42 Ft

Furnace 7.17 Ft x 5.75 Ft

Living room 13.08 Ft x 12.67 Ft

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Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
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Other 4.42 Ft x 3.92 Ft

Laundry room 8.33 Ft x 6.33 Ft

3pc Bathroom 8.67 Ft x 7.17 Ft

Recreational, Games room 22.83 Ft x 17.92 Ft

Kitchen 16.00 Ft x 9.25 Ft

Dining room 14.00 Ft x 7.00 Ft

Foyer 6.33 Ft x 5.67 Ft