



## 1840 31 Avenue Calgary Alberta

\$889,900

**\*\* OPEN HOUSE: Nov. 30th 12-2pm and Dec. 1st 12:30-2:30pm \*\*** This beautiful 2,528.30 SQ FT semi-detached duplex offers the perfect blend of modern living and comfort, nestled in a sought-after South Calgary location. With an ideal layout for both entertaining and family living, this home is designed for those who appreciate both style and functionality. The main floor boasts a cozy gas fireplace in the living room, creating the perfect ambiance for relaxing evenings. The thoughtful design includes a separate dining room, conveniently positioned between the living room and kitchen—ideal for formal meals or casual gatherings. The bright, contemporary kitchen features a central island and a breakfast bar, perfect for quick meals or hosting guests while you cook. With ample counter space and high-end appliances, this kitchen is both practical and inviting. Upstairs, the spacious primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite, providing a private retreat at the end of the day. Two additional bedrooms share a full bath, offering ample space for family, guests, or a home office. The finished basement is a standout feature, offering a versatile rec room that's perfect for movie nights or playtime. A dedicated section of the basement is designed for fitness enthusiasts, featuring weight room flooring to create an ideal space for your indoor gym setup. Whether you're working out or unwinding with friends and family, the basement offers flexibility and extra living space. The home also includes a detached garage, providing additional storage and parking space. Located in the vibrant South Calgary community, this home is just minutes from parks, schools, public transit, and all the shops, cafes, and dining options the area has to offer. Whether you're a growing family, a first-time buyer, or someone seeking a modern, move-in-ready home, this duplex ...

Exercise room 12.92 Ft x 18.17 Ft

Storage 8.25 Ft x 11.75 Ft

4pc Bathroom 4.92 Ft x 8.33 Ft

Other 7.75 Ft x 6.42 Ft

Family room 17.83 Ft x 14.25 Ft

Other 5.25 Ft x 9.00 Ft

Other 13.42 Ft x 11.25 Ft

Dining room 9.42 Ft x 13.42 Ft

Primary Bedroom 18.92 Ft x 11.92 Ft

Other 4.92 Ft x 6.50 Ft

5pc Bathroom 9.92 Ft x 10.58 Ft

Laundry room 5.33 Ft x 3.00 Ft

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Listing Presented By:



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**(CENTRAL)**

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Living room13.67 Ft x 16.50 Ft

Dining room12.92 Ft x 12.33 Ft

2pc Bathroom5.50 Ft x 4.83 Ft

4pc Bathroom7.92 Ft x 7.33 Ft

Bedroom10.08 Ft x 13.25 Ft

Bedroom10.50 Ft x 13.58 Ft