



2027 31 Street Calgary Alberta

\$999,000

Urban living at its finest this custom-built contemporary home in the heart of Killarney offers over 3400 sqft of impeccably designed living space. Fully developed from top to bottom, this stunning residence features a breathtaking loft that overlooks downtown, ideal for an office, gaming room, or entertaining guests, complete with a built-in wet bar. The open-concept main level is bathed in natural light, showcasing soaring 12' ceilings, floor-to-ceiling windows, and elegant glass railings leading up to the loft. The gourmet kitchen is a chef's dream, boasting brand-new custom quartz countertops on the expansive island and counters, high-end WOLF and Bloomberg appliances, sleek custom cabinetry, a new kitchen sink, and pot lighting throughout. The dining area, surrounded by windows, flows seamlessly into the living space, where a striking gas fireplace with upgraded designer tile work extends to the ceiling, creating a cozy yet sophisticated atmosphere. The primary retreat is a sanctuary of luxury, featuring a Juliette balcony, soaring ceilings, and a boutique-hotel-inspired ensuite with double vanities, a soaker tub, an oversized glass shower, and a custom walk-in closet. Spacious enough for a king-sized bed, this elegant retreat also boasts a built-in storage bench, a ceiling fan for comfort, and a built-in make-up vanity or desk. A skylight enhances the natural light, making this retreat feel even more airy and inviting. Two additional spacious bedrooms, a beautifully appointed full bath, and a convenient upper-floor laundry with a built-in sink complete the level. The fully finished lower floor offers another bedroom and full bath, along with a spacious family room, perfect for a gym space, movie nights, and hosting guests. Superior finishes throughout the home include stunning and durable luxury vinyl plank flooring and built-in wet bars on both the loft and ...

4pc Bathroom 9.83 Ft x 4.92 Ft

5pc Bathroom 11.75 Ft x 9.50 Ft

Bedroom 10.67 Ft x 16.50 Ft

Bedroom 11.75 Ft x 13.25 Ft

Laundry room 9.50 Ft x 4.67 Ft

Primary Bedroom 20.08 Ft x 13.92 Ft

Other 8.08 Ft x 5.50 Ft

Bedroom 12.42 Ft x 11.00 Ft

Recreational, Games room 17.92 Ft x 16.00 Ft

Furnace 8.25 Ft x 8.75 Ft

2pc Bathroom 5.17 Ft x 5.75 Ft

Dining room 13.08 Ft x 12.42 Ft

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Other 4.50 Ft x 9.50 Ft

Family room 18.58 Ft x 14.25 Ft

Other 14.00 Ft x 3.17 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft

Kitchen 14.33 Ft x 16.83 Ft

Living room 13.33 Ft x 18.42 Ft

Other 5.17 Ft x 9.92 Ft