



## 2411 31 Avenue Calgary Alberta

\$899,900

This beautiful 3+1 bedroom home in the heart of Richmond exudes pride of ownership throughout & offers over 2800 sq ft of developed living space. The open main level presents rich hardwood floors & high ceilings, showcasing an airy living room anchored by a feature biofuel fireplace & custom built-ins. The kitchen is tastefully finished with quartz counter tops, island/eating bar, plenty of storage (including pantry), stainless steel appliances & spacious dining area. A private den/office is tucked away just off the foyer - the perfect space for a home office setup. Completing the main level is a convenient mudroom & 2 piece powder room. The second level hosts 3 bedrooms, a 4 piece bath & laundry room with sink & storage. The primary bedroom with tray ceiling boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & oversized shower. Basement development includes a sizeable family/media room, fourth bedroom & 3 piece bath. Other notable features include a sunny south back yard with patio & access to a double detached garage. The location is incredibly convenient - close to trendy Marda Loop, schools, shopping, public transit & easy access to 33rd Avenue & Crowchild Trail. (id:6769)

Family room 19.17 Ft x 18.08 Ft

Furnace 9.33 Ft x 9.50 Ft

Bedroom 13.25 Ft x 10.00 Ft

3pc Bathroom Measurements not available

Kitchen 10.50 Ft x 17.75 Ft

Dining room 9.42 Ft x 11.17 Ft

Living room 13.50 Ft x 17.17 Ft

Foyer 5.75 Ft x 6.00 Ft

Office 11.00 Ft x 10.50 Ft

Other 3.67 Ft x 8.25 Ft

2pc Bathroom Measurements not available

Laundry room 6.42 Ft x 8.17 Ft

Primary Bedroom 13.17 Ft x 15.00 Ft

Bedroom 9.50 Ft x 13.25 Ft

Bedroom 11.00 Ft x 10.75 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



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