



## 2414 31 Avenue Calgary Alberta

\$1,149,900

**\*\*OPEN HOUSE SAT Aug 6, 1-3pm\*\*** Welcome to an extraordinary, fully upgraded, original-owner luxury infill nestled in the heart of Richmond—one of Calgary's most vibrant and sought-after inner-city communities. This stunning three-story masterpiece seamlessly blends modern architecture with timeless design, offering over 3,000 square feet of refined living space across four beautifully finished levels. Boasting an enviable Walk Score, you're just steps away from the city's trendiest restaurants, boutique shops, artisan cafes, fitness studios, and everyday amenities—making this the ultimate lifestyle location for the urban dweller. From the moment you arrive, this home makes a statement. The elevated front patio offers a private and peaceful south-facing outdoor retreat, perfect for morning coffee or evening wine, all while subtly removed from street level for added privacy. Step inside to a warm and contemporary interior featuring an open concept layout, soaring ceilings, wide-plank hardwood flooring, and a stunning glass-railed staircase that lets natural light flow from top to bottom. The gourmet kitchen is a chef's dream—outfitted with high-end appliances, sleek cabinetry, quartz countertops, and a spacious island perfect for entertaining. The crown jewel of this home is the impressive third-floor flex space, complete with its own bar area and sun-soaked rooftop deck. Whether used as a home office, personal gym, theatre room, art studio, or even a guest bedroom, this versatile space is as functional as it is inspiring. Upstairs, the serene primary suite includes a large walk-in closet and a spa-inspired ensuite with heated floors, double vanities, soaker tub, and a walk-in glass shower. Two additional bedrooms, a full bath, and laundry complete the second level. The fully developed basement offers even more flexibility, with a spacious bedroom and full bathroom—ide...

4pc Bathroom 9.42 Ft x 5.33 Ft  
 Laundry room 7.33 Ft x 6.17 Ft  
 Other 6.33 Ft x 7.83 Ft  
 Bedroom 13.92 Ft x 10.25 Ft  
 Bedroom 10.67 Ft x 9.92 Ft  
 Primary Bedroom 15.08 Ft x 11.92 Ft

Family room 24.42 Ft x 13.17 Ft  
 Storage 17.67 Ft x 4.92 Ft  
 Furnace 7.00 Ft x 5.67 Ft  
 4pc Bathroom 5.25 Ft x 8.25 Ft  
 Other 5.17 Ft x 4.83 Ft  
 Other 5.08 Ft x 5.75 Ft

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5pc Bathroom 7.33 Ft x 15.83 Ft  
Other 5.25 Ft x 15.42 Ft  
Bonus Room 16.75 Ft x 15.67 Ft  
2pc Bathroom 3.00 Ft x 7.75 Ft

Dining room 10.00 Ft x 8.00 Ft  
Family room 10.92 Ft x 18.42 Ft  
2pc Bathroom 5.25 Ft x 5.33 Ft