



2809 31 Street Calgary Alberta

\$1,000,000

A Rare Inner City Gem! Opportunities like this don't come often! Nestled on an ultra-rare inner-city cul-de-sac in the heart of Killarney, this stunning modern home offers the perfect blend of quiet suburban-style living with all the conveniences of downtown just minutes away. Enjoy peaceful surroundings while being steps from top-rated schools, shopping, transit, and the vibrant downtown core. Step inside to discover an executive front office/flex space bathed in natural light—ideal for remote work or a stylish library retreat. Beautiful hardwood floors flow throughout the main level, adding warmth and elegance to the space. At the heart of the home, the gourmet kitchen is a chef's dream, featuring quartz countertops, sleek two-toned full-height cabinetry, under-cabinet lighting, premium stainless steel appliances, and a spacious island perfect for casual dining or entertaining. The kitchen seamlessly connects to the dining area and a sunlit family room, where a cozy fireplace sets the scene for relaxed evenings. A well-appointed mudroom with built-in cabinets and storage keeps everything organized, while sliding doors lead to your west-facing deck—ideal for summer BBQs—overlooking a spacious backyard and a detached double garage. Upstairs, the primary retreat offers a true escape with a spa-like 5-piece ensuite featuring a soaker tub and glass shower, a spacious walk-in closet, and the convenience of an upper-level laundry room. Two additional bedrooms (one with a walk-in closet) share a stylish main bathroom. The fully developed basement is an entertainer's dream, thoughtfully designed for both sports fans and movie lovers alike. A sleek wet bar with built-in shelving and an island makes it easy to serve up drinks and snacks while hosting friends and family. The spacious recreation room is set up for the ultimate viewing experience, whether you're cheering on...

4pc Bathroom .00 M x .00 M

Bedroom 4.17 M x 3.05 M

Recreational, Games room 5.82 M x 6.15 M

Furnace 1.65 M x 3.68 M

2pc Bathroom .00 M x .00 M

Dining room 2.06 M x 3.58 M

Other 1.96 M x 4.12 M

Office 3.41 M x 3.35 M

4pc Bathroom .00 M x .00 M

5pc Bathroom .00 M x .00 M

Bedroom 3.73 M x 3.20 M

Bedroom 3.10 M x 3.89 M

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Listing Presented By:



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Kitchen 4.04 M x 3.66 M

Primary Bedroom 3.86 M x 6.15 M

Living room 3.99 M x 4.27 M