

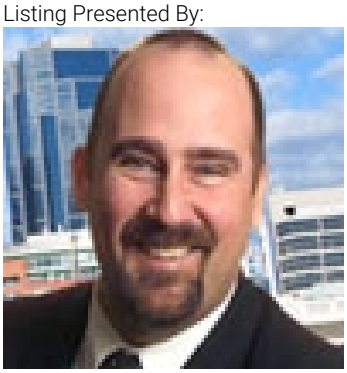
2424 31 Street Calgary Alberta

$1,299,900

Exclusive pre-sale opportunity in the heart of highly sought-after Killarney with both units available. Offering over 2,845 sq.ft. of thoughtfully designed living space, this custom-built residence provides buyers with the rare opportunity to personalize select finishes and details throughout the home. Designed with elevated modern luxury in mind, the main floor showcases soaring 11-foot ceilings, wide-plank hardwood flooring, a formal dining area with custom wainscoting, and a stunning chef-inspired kitchen featuring an oversized oak island with fluted detailing, matching custom hood fan accents, quartz countertops, premium appliance package, designer lighting, and elegant black and gold fixtures throughout. The spacious living room is anchored by a custom gas fireplace with built-in shelving and cabinetry, while a functional mudroom with built-ins offers everyday convenience and additional storage. Upstairs, 9-foot ceilings and hardwood flooring continue throughout, leading to a luxurious primary retreat complete with tray ceilings, custom wainscoting, a walk-in closet, and a spa-inspired 5-piece ensuite featuring in-floor heating, dual vanities, a freestanding soaker tub, and an oversized shower. Two additional generously sized bedrooms, a full 3-piece bathroom, and a dedicated laundry room complete the upper level. The fully finished basement is designed for entertaining and everyday living, offering a large recreation room, custom wet bar, custom glass-enclosed office, spacious fourth bedroom, and an additional 3-piece bathroom. Additional highlights may include rough-ins for in-floor basement heating, and air conditioning. Situated on a quiet street in one of Calgary's most desirable inner-city communities, Killarney offers quick access to downtown, top-rated schools, parks, playgrounds, shopping, restaurants, cafes, transit, and nearby amenities including We...

Laundry room 7.83 Ft x 6.50 Ft
Primary Bedroom 16.00 Ft x 12.00 Ft
Bedroom 12.00 Ft x 9.67 Ft
Bedroom 12.00 Ft x 9.67 Ft
4pc Bathroom 8.33 Ft x 5.00 Ft
5pc Bathroom 11.00 Ft x 9.67 Ft
Bedroom 10.50 Ft x 9.67 Ft
4pc Bathroom 9.00 Ft x 5.00 Ft
Kitchen 24.50 Ft x 12.17 Ft
Dining room 12.17 Ft x 10.33 Ft
Living room 14.67 Ft x 14.50 Ft
Foyer 8.83 Ft x 5.67 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

http://www.tihomes.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Recreational, Games room 16.17 Ft x 14.67 Ft

Furnace 13.50 Ft x 5.33 Ft

Other 6.00 Ft x 5.17 Ft

2pc Bathroom 5.33 Ft x 5.17 Ft