



# 2636 31 Street Calgary Alberta

\$889,000

This exceptional Cardel-built home has everything you've been searching for! The main floor offers a superb layout with wide-plank engineered hardwood, 8-ft doors, quartz counters, a gas range, and built-in speakers. Upstairs, you'll find three large bedrooms, including a massive primary and luxurious ensuite with a deep soaker tub, separate shower, and dual sinks. Plus--upper-floor laundry! The basement continues the exceptional design, featuring a large open recreation area (with roughed-in speakers), a fourth bedroom, a full bathroom, and plenty of storage. The garage is insulated and heated (240V). Other highlights include A/C, a tankless water heater, a 2-tier deck, and a front-yard sprinkler system. All this is just a short walk to the restaurants and shops along 26 Ave--Sinatra's Pizza, Luke's Drug Mart, Caffe Francesco--and all the other essentials of inner-city living. Plus, it's super convenient to public transit, and you have great neighbours! Come see for yourself--but don't wait long... (id:6769)

4pc Bathroom 7.92 Ft x 4.92 Ft

Bedroom 11.75 Ft x 12.00 Ft

Recreational, Games room 18.00 Ft x 16.92 Ft

Storage 5.33 Ft x 5.83 Ft

Storage 5.33 Ft x 5.25 Ft

Furnace 7.08 Ft x 14.00 Ft

2pc Bathroom 4.75 Ft x 4.92 Ft

Breakfast 5.83 Ft x 12.92 Ft

Dining room 12.83 Ft x 9.83 Ft

Kitchen 13.17 Ft x 16.92 Ft

Living room 16.67 Ft x 13.67 Ft

4pc Bathroom 5.83 Ft x 7.67 Ft

5pc Bathroom 8.17 Ft x 10.50 Ft

Bedroom 9.17 Ft x 14.08 Ft

Bedroom 9.33 Ft x 14.08 Ft

Primary Bedroom 12.83 Ft x 17.33 Ft

Listing Presented By:



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