

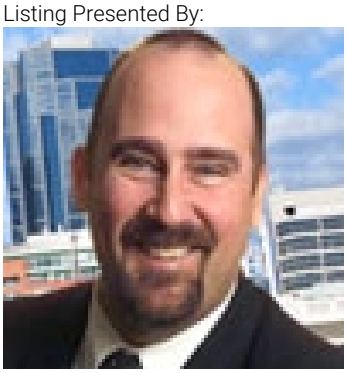
2804 31 Street Calgary Alberta

$879,000

Situated on an oversized corner lot in the heart of Killarney, this beautifully updated 4-bedroom, 3.5-bathroom home offers an exceptional blend of space, style, and inner-city convenience. The property features over 3,300 sq. ft. of living space across three fully developed levels, fresh paint throughout, newly refinished hardwood floors on the main level, soaring 9-foot ceilings on both the main floor and basement, and three cozy gas fireplaces. A perfect combination of comfort, style, and modern living!One of the home's most impressive features is the expansive open-concept living and dining area, providing the perfect setting for large family gatherings, entertaining friends, or everyday living. The 9-foot ceilings create an incredible sense of openness, while the beautifully refinished maple hardwood floors add warmth and character. Large windows flood the main level with natural light, and a stunning gas fireplace creates an inviting atmosphere.The freshly updated kitchen is designed for those who love to cook and entertain, featuring a large centre island with granite countertops, a gas range, a convenient walk-in pantry, and generous cabinetry and counter space. A convenient powder room completes the main level.Upstairs, the generously sized primary retreat features its own cozy gas fireplace, vaulted ceilings, and a walk-in closet with custom built-in organizers. The luxurious ensuite offers heated floors, dual vanities with granite countertops, a private water closet, a relaxing air tub, and a digitally controlled waterfall shower. Two additional well-sized bedrooms and a full 4-piece bathroom complete the upper level. A dedicated upper-floor laundry area with a utility sink and upper cabinetry adds everyday convenience.The fully developed basement is equally impressive, featuring 9-foot ceilings and a massive open recreation area that can easily accommod...

5pc Bathroom Measurements not available
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Bedroom 12.00 Ft x 14.50 Ft
Bedroom 15.67 Ft x 14.42 Ft
Laundry room 8.92 Ft x 5.92 Ft
Primary Bedroom 13.17 Ft x 17.00 Ft
Storage 2.83 Ft x 4.33 Ft
Furnace 8.83 Ft x 5.92 Ft
2pc Bathroom Measurements not available
Family room 12.08 Ft x 17.58 Ft
Foyer 6.00 Ft x 11.42 Ft
Kitchen 9.50 Ft x 19.67 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

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4pc Bathroom Measurements not available

Bedroom 18.08 Ft x 11.58 Ft

Recreational, Games room 18.25 Ft x 32.67 Ft

Living room 13.33 Ft x 16.92 Ft

Dining room 11.58 Ft x 16.08 Ft