

# \$1,249,800 - 2623 31 Street Sw, Calgary

MLS® #A2228147

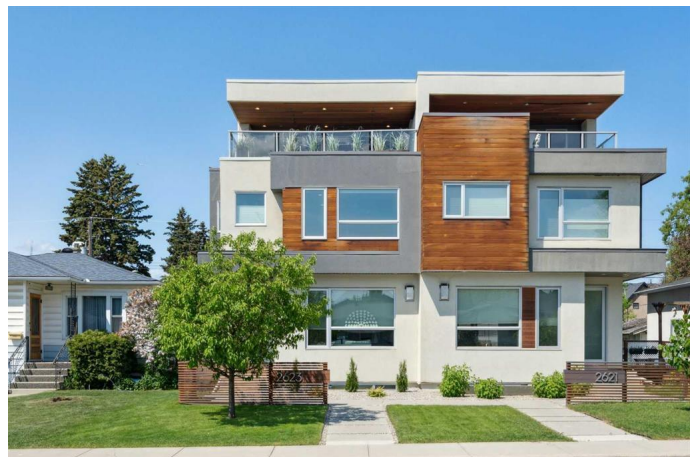
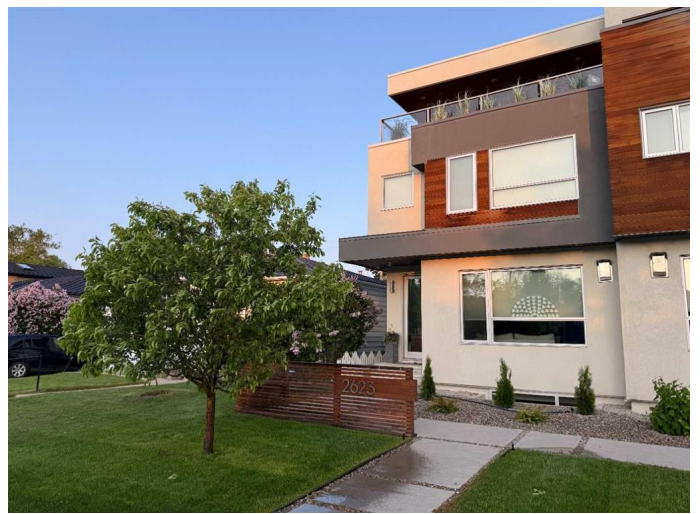
**\$1,249,800**

5 Bedroom, 4.00 Bathroom, 2,302 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this Custom-Built, luxury 3-storey, 5-bedroom, 3.5-bathroom home in Killarney offering 3145 sq ft of expertly crafted living space, redefining modern convenience, comfort, and design.

Thoughtfully curated with high-end finishes and upgrades, this home blends form and function across every level. Step inside to an open-concept main floor with an east-facing living room, bathed in morning sun and centered around a stunning fireplace—an inviting space for relaxing or entertaining. The heart of the home is the chef's kitchen, featuring double ovens, warming drawer, wine station, pot filler, coffee station with instant hot/cold filtered water, bar sink, and Kinetico water system. Floating cabinetry, under-cabinet lighting, and sweep-up central vac add style and utility. Adjacent dining is filled with natural light, enhanced by motorized blinds and double-door access to the west-facing backyard, completed with a large deck and hot tub oasis. The extra-wide staircase leads to three spacious bedrooms on the second floor, each with blackout blinds. Both bathrooms feature in-floor electric heating and heated towel racks. The primary suite boasts a spa-inspired ensuite with a smart bidet, dual floating vanities, a freestanding soaker tub, a make-up station, under-cabinet lighting, and a custom walk-in closet with hidden storage. The third-floor loft is a standout, offering a skylit wet bar, covered coffee deck, and pre-wiring with a gas hookup.



for a future west-facing deck—ideal for morning serenity or evening hosting. The basement includes in-floor hydronic heating, a second wet bar, oversized windows, a jacuzzi tub, a third fridge, additional storage, and a sleek bathroom with frosted-glass doors—perfect for entertaining or multi-generational living. The oversized heated double garage features epoxy floors, high doors for tall vehicles, a 220V EV plug, extra conduit for solar or a second EV, a high-amp panel, and built-in storage. Front-heated sidewalks, front/back underground sprinklers, and a deck watering system. Some of the Smart & Subtle Comforts include: Ecobee thermostat with 3 sensors; Whole-home speaker system with central media control; Privacy film on entry doors; USB outlets in select locations; Ultra-quiet fans with timers; In-closet lighting throughout; Stair lighting on all 3 flights; Natural gas BBQ & heater hookups (main & third floor decks); Blackout blinds & frosted glass bathroom doors; Security system with motion/smoke detectors; UV lamp in furnace for air purification; Ample storage throughout; Professionally landscaped front & back yards... Located on a quiet Killarney street, you're just three blocks from top-rated schools, downtown, LRT, 17th Ave, Shaganappi Golf Course, parks, and boutique shops. You'll also love the incredible neighbours in this welcoming community. Every inch of this home is designed to elevate your lifestyle—from the luxurious interiors to the serene outdoor spaces. Inner-city living at its finest.

Built in 2014

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2228147    |
| Price  | \$1,249,800 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,302                  |
| Acres          | 0.07                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2623 31 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2N8             |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | 220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, In Garage Electric Vehicle Charging Station(s) |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Bidet |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Built-In Gas Range, Water Purifier  |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Garden, Other, Private Yard   |
| Lot Description   | Back Lane, Back Yard, City Lot, Lawn, Level, Low Maintenance Landscape, Cleared, Flag Lot, Yard Drainage |
| Roof              | Asphalt  |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 9              |
| Zoning         | DC             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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