

# \$1,099,900 - 2030 31 Street Sw, Calgary

MLS® #A2254816

**\$1,099,900**

4 Bedroom, 4.00 Bathroom, 1,983 sqft

Residential on 0.07 Acres

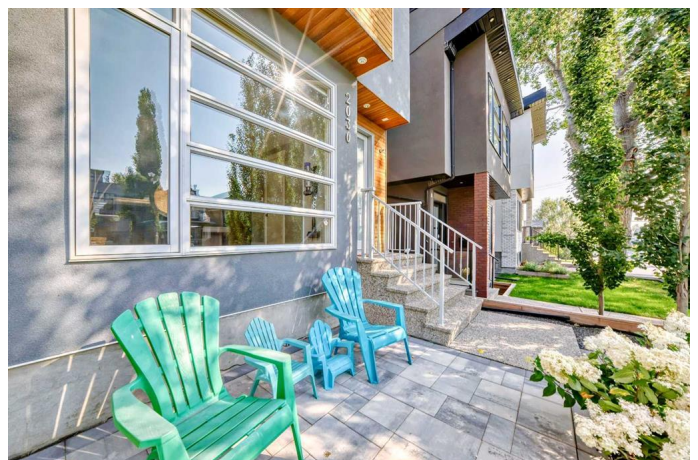
Killarney/Glengarry, Calgary, Alberta

Discover this stunning detached infill boasting over 2,800 sq ft of beautifully designed living space. The main floor features 9' ceilings, gleaming hardwood floors, and a spacious kitchen with a waterfall island, prep sink, pantry, and abundant cabinetry. A formal front seating area flows into an open-concept layout, perfect for entertaining. The rear showcases a striking floor-to-ceiling stone fireplace with custom built-ins, blending style and functionality. Upstairs, enjoy hardwood flooring throughout, a luxurious primary suite with a cozy fireplace and a spa-like ensuite featuring a steam shower and large soaker tub. Spacious secondary bedrooms, a tucked-away bathroom, and a convenient laundry closet complete this level. The fully finished basement offers a large wet bar with an island, ample storage, a generous fourth bedroom, and a massive entertainment room with a projector and screen. This exceptional infill is a must-see for refined urban living!

Built in 2019

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2254816    |
| Price      | \$1,099,900 |
| Bedrooms   | 4           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |
| Half Baths | 1           |



|                |             |
|----------------|-------------|
| Square Footage | 1,983       |
| Acres          | 0.07        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2030 31 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2N2             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Built-In Oven                  |
| Heating           | Forced Air, Natural Gas                                                                                                                          |
| Cooling           | Central Air                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                              |
| # of Fireplaces   | 2                                                                                                                                                |
| Fireplaces        | Family Room, Gas, Bedroom                                                                                                                        |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Finished, Full                                                                                                                                   |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Stucco, Wood Frame   |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 10th, 2025  
Days on Market                4  
Zoning                              R-CG

**Listing Details**

Listing Office                    Rhinorealty

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