

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

MLS® #A2228147

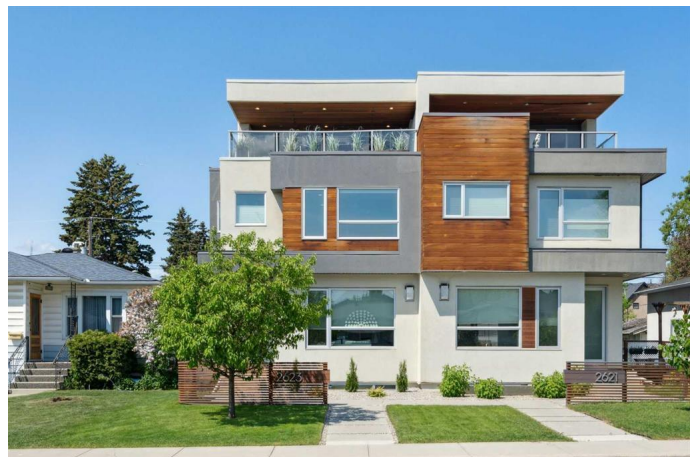
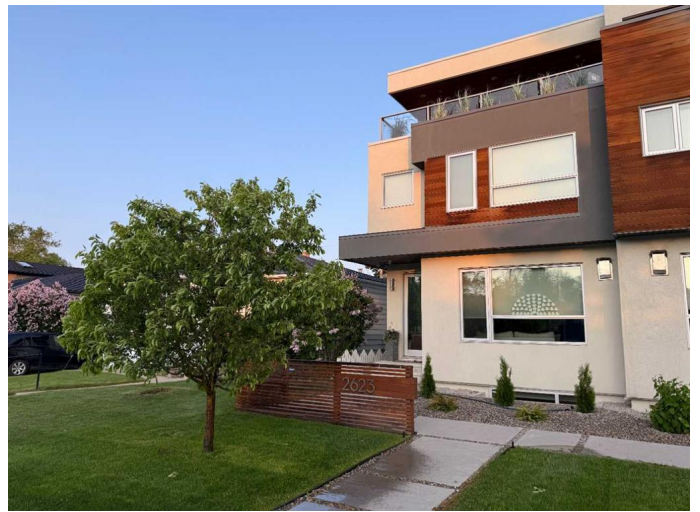
**\$1,249,800**

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	3
Zoning	DC

## Listing Details

Listing Office	CIR Realty
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