# \$1,099,000 - 2414 31 Avenue Sw, Calgary

MLS® #A2245151

## \$1,099,000

3 Bedroom, 5.00 Bathroom, 2,466 sqft Residential on 0.07 Acres

Richmond, Calgary, Alberta

Price per square foot is way below todays replacement cost!!!! Welcome to an extraordinary, fully upgraded, original-owner luxury infill nestled in the heart of Richmondâ€"one of Calgary's most vibrant and sought-after inner-city communities. This stunning three-story masterpiece seamlessly blends modern architecture with timeless design, offering over 3,000 square feet of refined living space across four beautifully finished levels.

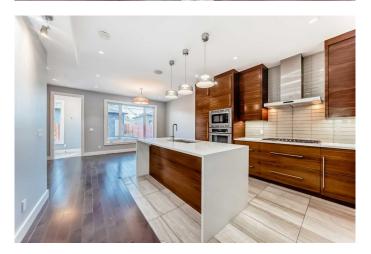
Boasting an enviable Walk Score, you're just steps away from the city's trendiest restaurants, boutique shops, artisan cafés, fitness studios, and everyday amenitiesâ€"making this the ultimate lifestyle location for the urban dweller.

From the moment you arrive, this home makes a statement. The elevated front patio offers a private and peaceful south-facing outdoor retreat, perfect for morning coffee or evening wine, all while subtly removed from street level for added privacy.

Step inside to a warm and contemporary interior featuring an open concept layout, soaring ceilings, wide-plank hardwood flooring, and a stunning glass-railed staircase that lets natural light flow from top to bottom. The gourmet kitchen is a chef's dreamâ€"outfitted with high-end appliances, sleek cabinetry, quartz countertops, and a







spacious island perfect for entertaining.

The crown jewel of this home is the impressive third-floor flex space, complete with its own bar area and sun-soaked rooftop deck. Whether used as a home office, personal gym, theatre room, art studio, or even a guest bedroom, this versatile space is as functional as it is inspiring.

Upstairs, the serene primary suite includes a large walk-in closet and a spa-inspired ensuite with heated floors, double vanities, soaker tub, and a walk-in glass shower. Two additional bedrooms, a full bath, and laundry complete the second level.

The fully developed basement offers even more flexibility, with a spacious bedroom and full bathroomâ€"ideal for visiting guests, in-laws, or live-in help. There's also plenty of space for a rec room or home gym.

Every inch of this home has been meticulously curated and maintained by its original owner, showcasing the highest level of care and pride. With central air, built-in sound, and high-end finishes throughout, this property is move-in ready and offers a truly elevated inner-city lifestyle.

Don't miss your chance to own one of the finest infills in Richmondâ€"where luxury, location, and lifestyle come together.

Built in 2012

## **Essential Information**

MLS® # A2245151 Price \$1,099,000

Bedrooms 3
Bathrooms 5.00

Full Baths 3
Half Baths 2

Square Footage 2,466 Acres 0.07 Year Built 2012

Type Residential

Sub-Type Semi Detached

Style Side by Side, 3 Storey

Status Active

# **Community Information**

Address 2414 31 Avenue Sw

Subdivision Richmond
City Calgary
County Calgary
Province Alberta
Postal Code T2T 1T8

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High

Ceilings, Kitchen Island, Walk-In Closet(s), Bar, Built-in Features, Wired

for Data, Wired for Sound

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings, Induction Cooktop, Wine

Refrigerator

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, See Remarks

Roof Rubber Construction Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed August 1st, 2025

Days on Market 89

Zoning R-CG

# **Listing Details**

Listing Office Royal LePage Benchmark

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