

# \$849,900 - 1926 31 Avenue Sw, Calgary

MLS® #A2214386

**\$849,900**

3 Bedroom, 2.00 Bathroom, 1,734 sqft

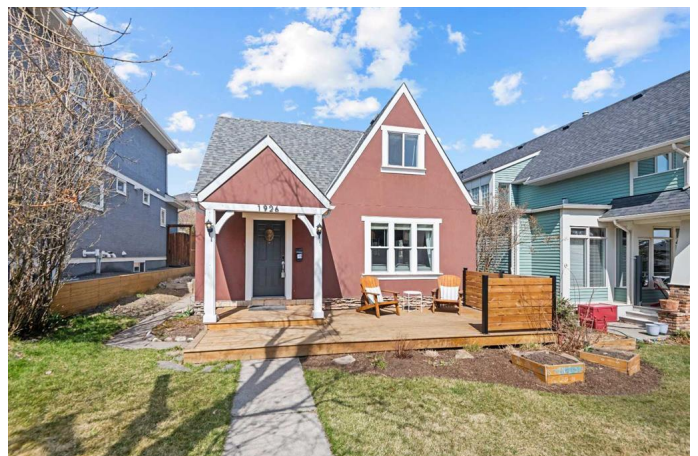
Residential on 0.11 Acres

South Calgary, Calgary, Alberta

Unique opportunity to move into South Calgary on one of the best streets on 31st Ave + 19th Street, on this 40 x 125 Lot. You have HUGE value in the Land, and multiple future options for redevelopment, yet the home is very livable + offers all of the modern home conveniences. The kitchen was completely renovated in 2020 with stylish white and navy blue cabinetry, quartz countertops, with the existing stainless steel appliances. In the early 2000s, a thoughtful addition expanded the main floor, and upper level bringing the total above-grade living space to over 1,700 sq ft. The upper level includes three bedrooms and a large shared ensuite-style bathroom. On the main floor, you'll find a spacious front living/dining area, a full bathroom, and a generous rear bonus room. The developed basement includes a great room perfect for a home gym, kids' playroom, or office, along with a separate laundry/utility room. The exterior had its siding redone at time of addition, with vinyl & the front is a cozy red stucco. The backyard has a private feel to it, with double car detached garage, room for a garden and lots of backyard space. Front deck was replaced and gets a ton of sun in the front south patio. This Location is an A+ location, walking distance to Marda Loop, + Shopping + very easy access to Downtown.

Built in 1947

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2214386          |
| Price          | \$849,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,734             |
| Acres          | 0.11              |
| Year Built     | 1947              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1926 31 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T1S9            |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 2                                                        |
| Parking        | Double Garage Detached, Garage Door Opener, Alley Access |
| # of Garages   | 2                                                        |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters                                                                         |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Electric                                                                                                |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Partial                                                                                       |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Balcony, Private Yard                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stucco, Vinyl Siding                              |
| Foundation        | Poured Concrete                                   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | R-CG             |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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