

# \$799,900 - 2216 31 Street Sw, Calgary

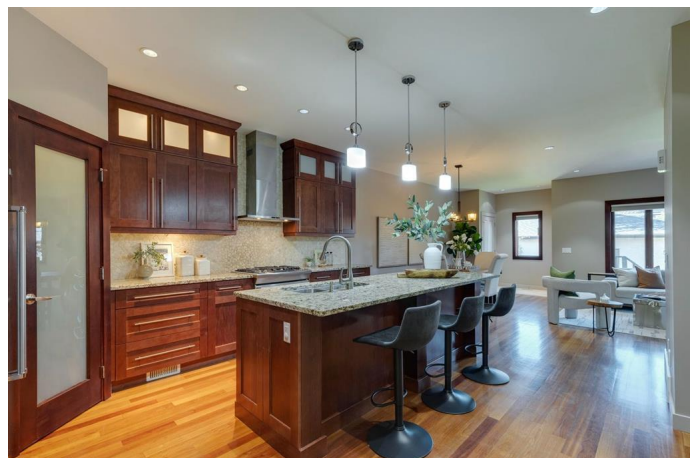
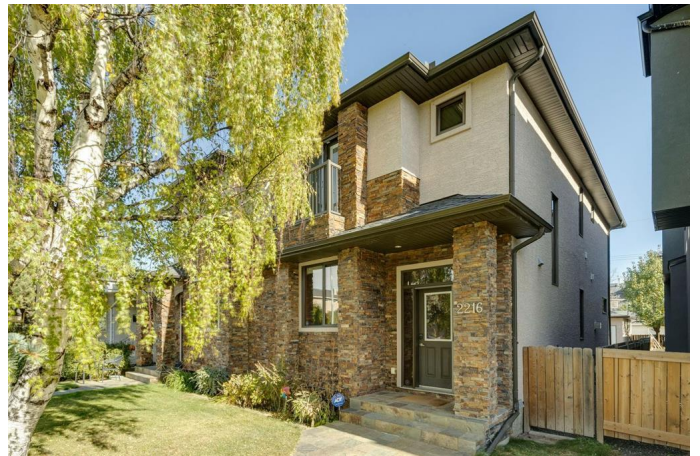
MLS® #A2263133

**\$799,900**

5 Bedroom, 4.00 Bathroom, 1,844 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Ideally located on a quiet, tree-lined street in the sought after community of Killarney/Glengarry, this elegant and contemporary home is perfect for growing families seeking comfort, space, and convenience. Just a short walk to the Killarney Aquatic & Recreation Centre, schools, parks, transit, and local amenities, this central location supports an active, connected lifestyle. Boasting exceptional curb appeal, the exterior features a sophisticated blend of stone and stucco, a stone walkway, and mature trees that provide both privacy and charm. Step inside to high ceilings and a tiled entryway that leads to warm hardwood floors throughout the main level. A bright front den, ideal as a home office or study area, overlooks the peaceful street. The open concept main floor is perfect for everyday living and entertaining, with a spacious living and dining area anchored by a cozy corner gas fireplace and large picture window with views of the rear backyard. The kitchen is truly the heart of the home and offers full-height cherry cabinetry, granite countertops, a stone backsplash, a central eat-up island, and a corner pantry for ample storage. It flows seamlessly into the dining area, making it easy to host family meals or casual gatherings. Upstairs, plush carpeting adds comfort, with a well-appointed laundry room, a full bathroom, and three generously sized bedrooms. The private primary retreat is thoughtfully separated from the secondary bedrooms and features a



custom walk-in closet, a tranquil balcony shaded by mature trees, and a luxurious 6pc ensuite with heated floors, a jetted soaker tub, and glass enclosed shower with body sprays for a spa-like experience. The fully finished basement extends your living space with a separate family and games area, a 3pc bath, and 2 additional bedrooms making it ideal for teens, guests, or a home gym. Step outside to a beautifully landscaped backyard with a stone patio, raised garden beds, and a detached double garage. It's the ideal outdoor space for kids to play, summer BBQs, or simply relaxing in your private oasis. With green space just a block away, top rated schools, playgrounds, and restaurants, this is a rare opportunity to own a truly exceptional family home in one of Calgary's most desirable inner-city neighbourhoods.

Built in 2007

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2263133               |
| Price          | \$799,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,844                  |
| Acres          | 0.07                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2216 31 Street Sw   |
| Subdivision | Killarney/Glengarry |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3E 2N4 |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer                                                                                                                                                      |
| Heating           | In Floor, Forced Air                                                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                                                                     |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                                      |
| Lot Description   | Back Lane, Back Yard, Garden, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Stone, Stucco, Wood Frame                                                                   |
| Foundation        | Poured Concrete                                                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 12                |
| Zoning         | R-CG              |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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