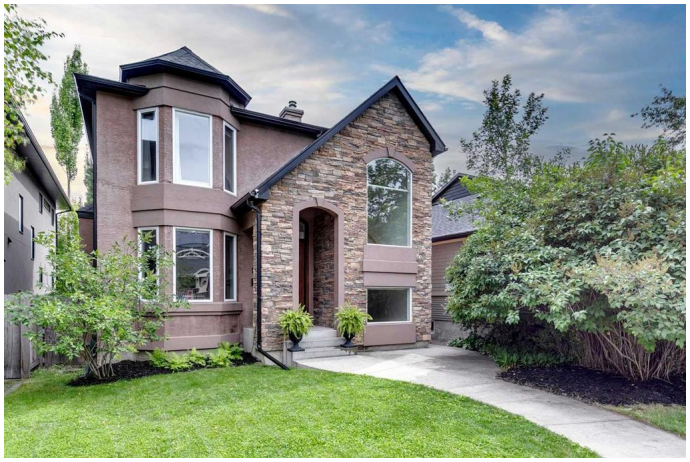
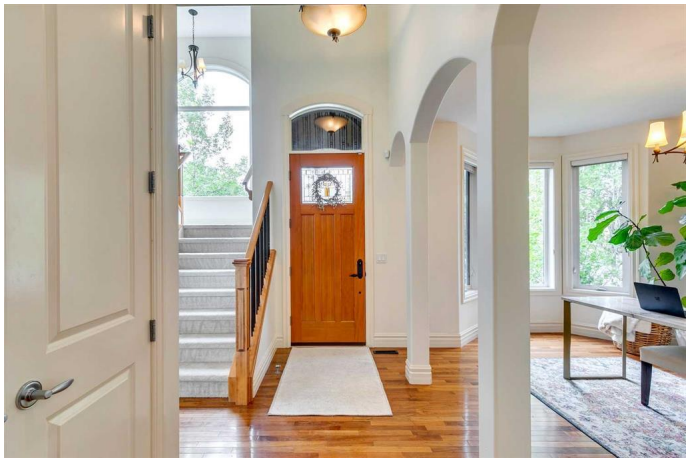
$1,090,000 - 1905 31 Avenue Sw, Calgary

MLS® #A2241596

$1,090,000
3 Bedroom, 4.00 Bathroom, 1,820 sqft
Residential on 0.10 Acres





South Calgary, Calgary, Alberta

Set on a rare 35-foot-wide lot with rear southern exposure, this stand alone home offers spaciousness and versatility in a coveted inner-city location. Within two blocks east you can walk to the Marda Loop Community Association with park/rink/beach volleyball courts, South Calgary Outdoor Pool, Giuffre Family Public Library, cSPACE artist collective, weekend farmers market and the Marda Loop night market. If you walk two blocks south youâ€™ll be in the heart of whatâ€™s quickly becoming Calgaryâ€™s most vibrant culinary, shopping and entertainment district. Either way youâ€™ll walk the tree lined streets onto your peaceful residential block, and into this beautiful home, full of character and designed to maximize the oversized lot. The extra yard space provides outdoor opportunities rarely found in newer buildsâ€”whether itâ€™s for entertaining, playing, or, as the current owners have done, cultivating an urban food garden that yields fresh vegetables and herbs. Inside, the home is open, bright, and full of natural light. The main floor flows effortlessly, featuring a well-appointed kitchen with gas stove, upgraded stainless appliances, and a spacious dining nook perfect for gathering with family and friends. The generous family room includes a welcoming gas fireplace, and the large front room with bay window is ideal as a formal dining space, home office, kids play area, or anything else requiring a designated space. A separate powder room for guests

and a full laundry room with sink complete the main level. Outside offers a perfect setting for summer enjoymentâ€¦Imagineâ€¦ Someoneâ€™s grilling up dinner on the gas BBQ, friends and family lounging on the huge sun deck or rocking on the bench swing, children playing on lush lawn below, someoneâ€™s picking fresh tomatoes and dill for tonights saladâ€¦You might forget how grateful you are about the heated double garage with its own sub-panel when the snow starts flying. Upstairs, there are two oversized bedrooms, each with its own private ensuite and walk-in closet. The walkout basement has in-floor heat and adds even more flexibility with a gym area, media room, large bedroom and full bathroom. Don't forget the walkout is one of your access points to the private lower patio already wired for a hot tub. With brand new carpet throughout, a new roof, and fresh paint, this home is truly move-in ready - offering something rare and special in a location that continues to grow in value and vibrancy.

Built in 2004

Essential Information

MLS® #	A2241596
Price	$1,090,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,820
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1905 31 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1T1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated, Secured
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Balcony, Garden, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	Charles

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