

# \$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, youâ€™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, kidsâ€™ 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	8
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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