

# \$1,249,800 - 2623 31 Street Sw, Calgary

MLS® #A2228147

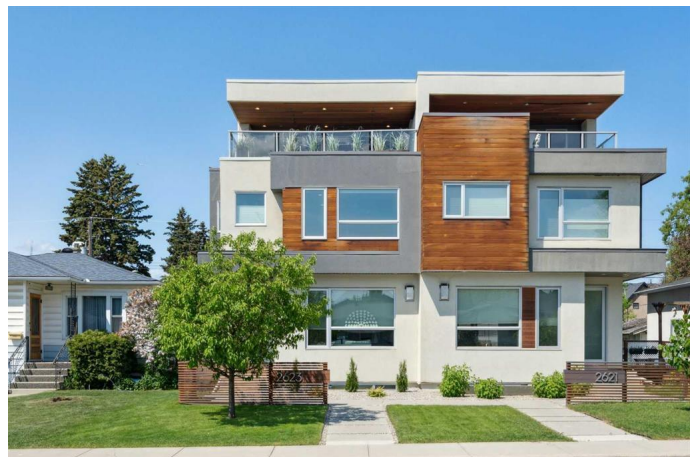
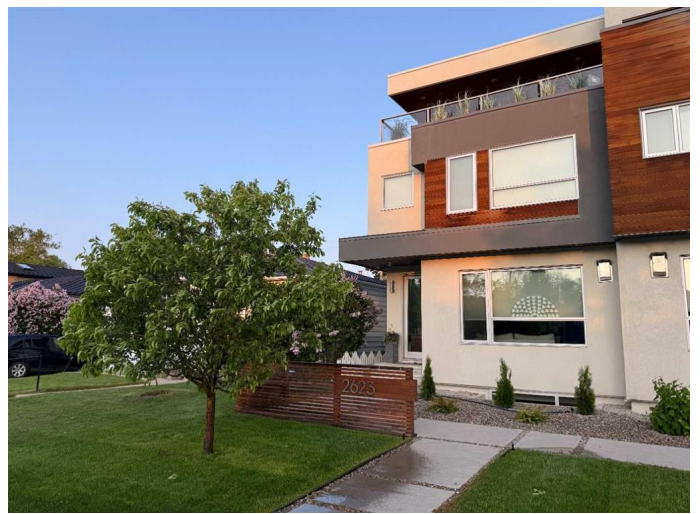
**\$1,249,800**

5 Bedroom, 4.00 Bathroom, 2,302 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Beautiful mornings on the coffee deck, heated sidewalks in the winter (no snow shovelling!) - this 3-storey home takes comfort and high-end living to the next level. Backyard oasis with Hot tub, third floor covered patio / coffee deck, chef's kitchen with dual ovens, pot filler, warming drawer, and instant hot/cold filtered water with separate sink, wine station, coffee bar, oversized heated garage with epoxy floor, extra-high door for tall vehicles and plug for EVs is all waiting for you in this custom-built, 3-storey home in Killarney. Step inside to an open-concept main floor with an east-facing living room, bathed in morning sun and centered around a stunning fireplace—an inviting space for relaxing or entertaining. The heart of the home is the chef's kitchen, Floating cabinetry, under-cabinet lighting, and sweep-up central vac add style and utility. Adjacent dining is filled with natural light, enhanced by motorized blinds and double-door access to the west-facing backyard, completed with a large deck and hot tub oasis. The extra-wide staircase leads to three spacious bedrooms on the second floor, each with blackout blinds. Both bathrooms feature in-floor electric heating and heated towel racks. The primary suite boasts a spa-inspired ensuite with a smart bidet toilet, dual floating vanities, a freestanding soaker tub, a make-up station, under-cabinet lighting, and a custom walk-in closet with hidden storage. The third-floor loft is a standout, offering a skylit wet bar, covered coffee deck,



and pre-wiring with a gas hookup for a future west-facing deckâ€”ideal for morning serenity or evening hosting. The basement includes in-floor hydronic heating, a second wet bar, oversized windows, a jacuzzi tub, a third fridge, additional storage, and a sleek bathroom with frosted-glass doorsâ€”perfect for entertaining or multi-generational living. Some of the Smart & Subtle Comforts include: Ecobee thermostat with 3 sensors; Whole-home speaker system with central media control; Privacy film on entry doors; USB outlets in select locations; Ultra-quiet fans with timers; In-closet lighting throughout; Stair lighting on all 3 flights; Natural gas BBQ & heater hookups (main & third floor decks); Blackout blinds & frosted glass bathroom doors; Security system with motion/smoke detectors; UV lamp in furnace for air purification; Ample storage throughout; Professionally landscaped front & back yards with underground sprinklers and a deck watering system ... Located on a quiet Killarney street, you're just three blocks from top-rated schools, downtown, LRT, 17th Ave, Shaganappi Golf Course, parks, and boutique shops. You'll also love the incredible neighbours in this welcoming community. Every inch of this home is designed to elevate your lifestyleâ€”from the luxurious interiors to the serene outdoor spaces. Inner-city living at its finest.

Built in 2014

## Essential Information

MLS® #	A2228147
Price	\$1,249,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,302
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### Community Information

Address	2623 31 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2N8

### Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Bidet
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Purifier, Window Coverings, 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, Garden, Other, Private Yard
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Lot Description	Back Lane, Back Yard, City Lot, Cleared, Lawn, Level, Low Maintenance Landscape, Flag Lot, Yard Drainage
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	20
Zoning	DC

**Listing Details**

Listing Office	CIR Realty
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