

\$585,000 - 2, 1934 31 Street Sw, Calgary

MLS® #A2255345

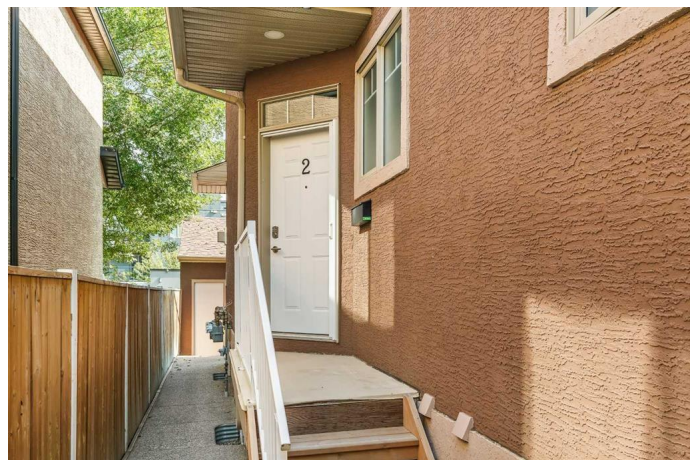
\$585,000

2 Bedroom, 3.00 Bathroom, 1,301 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

OPEN HOUSE September 14th, 12:30-2:30 p.m. Wow! Renovated and LOW CONDO FEES in a completely OWNER-OCCUPIED Four-Plex! Welcome home to this lovely updated and air-conditioned residence in the highly sought-after community of Killarney. Delivering 1965 SF of comfort, style, and functionality this exceptionally well-maintained townhome marries modern upgrades with timeless finishes offering a model of quality and relaxed sophistication. The open concept main floor is seamless and bright creating a lasting first impression. An updated and spacious kitchen displays stylish granite countertops and backsplash, sleek stainless-steel appliances, a walk-in pantry, and an extended peninsula with seating for four. The adjacent dining area offers a dedicated space for family dinners or entertaining friends. A floor-to-ceiling ledgestone surround brings elegance to the remodelled fireplace while the beautiful on-site finished maple floors add warmth and character to the pretty living room. Completing the charming main floor is a convenient powder room, laundry area, and access to a private deck. The custom-stained maple hardwood continues up the staircase and throughout the second level where two generously sized bedrooms with walk-in closets flank the luxurious spa-inspired bathroom. Fully renovated, this well-appointed sanctuary features a large vanity with dual sinks and quartz countertop, an oversized



shower with dual benches and three shower heads, a separate stand-alone tub, and unique makeup area with extra storage. The lower level boasts a spacious open living area with durable luxury vinyl plank flooring and two legal egress windows making it an ideal second family room, guest suite, office, or gym. A third renovated bathroom with a quartz countertop vanity and abundant storage space complete this exceptional level. Distinguished highlights of this special property include maple hardwood floors on the main and upper floors and staircase (on-site installation and staining), 2) New Gold Seal skylight (2025), 3) washer and dryer (2023), 4) Air conditioning (2022), 5) Hot water heater (2022), 6) New roof with vents (2016), 7) Pet Friendly, 8) Affordable Condo Fees, and 9) Single-car garage parking. Of special note, this four-plex is entirely owner-occupied with neighbors committed to a well-managed board, outstanding upkeep and maintenance, low condo fees, and responsible reserve fund contributions. Situated close to parks, shopping, schools, transit and vibrant 17th Ave, this extraordinary home with its modern finishes, thoughtful design and quality upgrades offers convenience, community, and a beautiful lifestyle in a prime Killarney location.

Built in 2001

Essential Information

MLS® #	A2255345
Price	\$585,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,301
Acres	0.00

Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	2, 1934 31 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2M9

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	7
Zoning	M-C1

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.