

# \$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
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX House of Real Estate
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