

\$949,900 - 234 31 Avenue Nw, Calgary

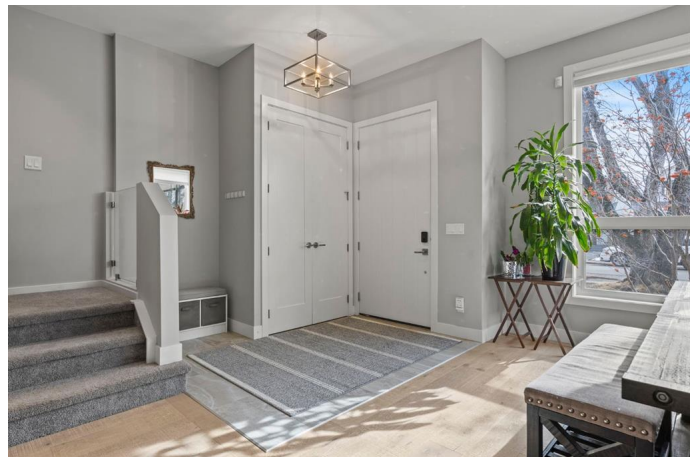
MLS® #A2198937

\$949,900

4 Bedroom, 4.00 Bathroom, 1,995 sqft
Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Introducing a stunning residence that epitomizes luxury and modern living, nestled on a picturesque tree-lined street adorned with mature trees. This exceptional home welcomes you with an impressive 10-foot ceiling on the main floor, enhancing the sense of space and elegance throughout. Step into the gourmet kitchen, a chef's dream equipped with a gas cooktop, upgraded stainless appliances, and expansive quartz countertops. The kitchen boasts a stunning custom tile backsplash and a huge island with bar seating, perfect for casual dining or entertaining. Oversized windows flood the main floor with natural light, highlighting the beautiful engineered hardwood flooring. The open-concept layout flows seamlessly into a generously sized dining room and a fantastic living room, featuring a fireplace with a custom stone surround. Oversized patio doors lead out to a large deck space, ideal for outdoor gatherings. The deck is equipped with a gas line for your barbecue, making it perfect for summer cookouts. A convenient half bath completes the main floor. Ascend the custom glass railing to the upper level, where 9-foot ceilings continue the airy ambiance. The luxurious primary bedroom serves as a private retreat, offering a large walk-in closet with custom cabinetry and a lavish five-piece en-suite. Two additional bedrooms provide ample space for family or guests; one is notably bright with extra windows and features a built-in desk area, perfect for a home office



or study space. A five-piece main bath and an upstairs laundry room with a laundry sink add to the home's convenience. The fully finished basement, also with 9-foot ceilings, expands your living space with a fourth bedroom and a three-piece bathroom. Enjoy movie nights or game days in the large family room, complete with custom built-in cabinetry and a wet bar featuring a bar fridge and quartz countertops. An exercise room adds versatility to this already impressive space. The basement also includes a rough-in for in-floor heating, enhancing comfort during colder months. Additional amenities include central air conditioning, a high-efficiency furnace, and central vacuum, ensuring comfort and ease in daily living. The backyard offers a double detached garage, providing secure parking and additional storage. Located in a desirable neighborhood, this home not only offers exceptional features, but every detail has been thoughtfully designed. Experience luxury living in a home that truly has it all.

Built in 2017

Essential Information

MLS® #	A2198937
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,995
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	234 31 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2P2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Level, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office

RE/MAX iRealty Innovations

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