2417 31 Avenue SW

Calgary | Active | MLS® A2351635

$1,299,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2025**	**1,935.56 sq. ft.**

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Listed by RE/MAX First

A closer look

Located in sought after Richmond, this contemporary 3 bedroom home showcases clean, modern lines and offers over 1,900 sq ft of beautifully designed living space, complemented by a self contained legal 2 bedroom basement suite with its own private entrance. The bright, airy main level features white oak hardwood floors and lofty ceilings, creating an inviting backdrop for the spacious front dining area-ideal for hosting family and friends. The kitchen is a standout, tastefully finished with Omnia Quartz Hemlock counters and backsplash, a large waterfall island/eating bar, abundant storage, and high end appliances including a Fisher & Paykel panel ready fridge/freezer and gas cooktop, professional double oven, and Bosch panel ready dishwasher. The adjacent living room is anchored by a floor to ceiling feature fireplace and custom built ins. A stylish 2 piece powder room completes the main level. The second level hosts three bedrooms, a 4 piece main bath, and a well appointed laundry room with sink and storage. The primary retreat offers a walk in closet and a private 5 piece ensuite with in floor heat, dual sinks, a freestanding soaker tub, and a rejuvenating steam shower. The legal basement suite offers in slab heating throughout and includes a bright living/dining area, a well appointed kitchen with Samsung appliances, two bedrooms, a 3 piece bath, and its own laundry. Its layout is perfect for rental income, extended family, or guests, and can seamlessly transition into additional living space for the main home if desired. Additional features include central air conditioning, a 5 zone speaker system throughout the main and upper floors, security cameras, European gutters, and ICF Foundation. Outdoor living is enhanced by a roomy front porch and a back deck equipped with built in speakers and a gas BBQ hookup. Parking is effortless with a fully insulated and drywalled double detached garage, complete with a 40 amp plug for an EV charger. This prime location is unbeatable-walking distance to vibrant Marda Loop and close to schools, shopping, public transit, with easy access to Crowchild Trail.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351635
Bedrooms	5
Bathrooms	4
Year Built	2025
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes

Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,935.56 sq. ft.
Main Level Finished Area:	891.52 sq. ft.
Upper Level Finished Area:	1,044.04 sq. ft.
Below Grade Finished Area:	934.02 sq. ft.
Acreage:	No
Lot Area:	3,121 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2025 (Age: 1)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	4479P
Heating:	In Floor, Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	ICF Block
New Constr.:	No
Construction Material:	Stucco, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Insulated, Private Electric Vehicle Charging Station(s)
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room, Sink, Upper Level
City Quadrant:	Southwest
Community:	Richmond
Appliances:	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Electric Stove, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Second rangehood, dishwasher, fridge, washer, dryer.
Restrictions:	None Known
Main Floor	Dining Room · 15'6" × 10'5" ·
Main Floor	Kitchen · 20'4" × 11'9" ·
Main Floor	Living Room · 15'11" × 15'4" ·
Upper Level	Bedroom - Primary · 17'2" × 11'8" ·
Upper Level	Bedroom · 12'10" × 10'2" ·
Upper Level	Bedroom · 15'11" × 11'2" ·
Upper Level	Laundry · 8'4" × 5'7" ·

Basement	Living/Dining Room Combination · 12'6" × 9'11" ·
Basement	Kitchen · 13'2" × 11'2" ·
Basement	Bedroom · 12'3" × 12'2" ·
Basement	Bedroom · 14'11" × 12'3" ·
Basement	Furnace/Utility Room · 8'3" × 5'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wired for Sound
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2417-31-avenue-sw-calgary-a2351635/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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