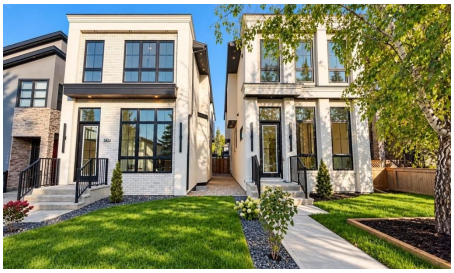
2424 31 Street SW

Calgary | Active | MLS® A2347613

$1,299,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,928.04 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bravo Realty

A closer look

Exclusive pre-sale opportunity in the heart of highly sought-after Killarney with both units available. Offering over 2,845 sq.ft. of thoughtfully designed living space, this custom-built residence provides buyers with the rare opportunity to personalize select finishes and details throughout the home. Designed with elevated modern luxury in mind, the main floor showcases soaring 11-foot ceilings, wide-plank hardwood flooring, a formal dining area with custom wainscoting, and a stunning chef-inspired kitchen featuring an oversized oak island with fluted detailing, matching custom hood fan accents, quartz countertops, premium appliance package, designer lighting, and elegant black and gold fixtures throughout. The spacious living room is anchored by a custom gas fireplace with built-in shelving and cabinetry, while a functional mudroom with built-ins offers everyday convenience and additional storage. Upstairs, 9-foot ceilings and hardwood flooring continue throughout, leading to a luxurious primary retreat complete with tray ceilings, custom wainscoting, a walk-in closet, and a spa-inspired 5-piece ensuite featuring in-floor heating, dual vanities, a freestanding soaker tub, and an oversized shower. Two additional generously sized bedrooms, a full 3-piece bathroom, and a dedicated laundry room complete the upper level. The fully finished basement is designed for entertaining and everyday living, offering a large recreation room, custom wet bar, custom glass-enclosed office, spacious fourth bedroom, and an additional 3-piece bathroom. Additional highlights may include rough-ins for in-floor basement heating, and air conditioning. Situated on a quiet street in one of Calgary’s most desirable inner-city communities, Killarney offers quick access to downtown, top-rated schools, parks, playgrounds, shopping, restaurants, cafés, transit, and nearby amenities including Westbrook Mall, the Killarney Aquatic & Recreation Centre, Shaganappi Golf Course, and the vibrant 17th Avenue corridor. All renderings are for illustrative purposes only and may be subject to change at the builder’s discretion or due to material availability.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347613
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,928.04 sq. ft.
Main Level Finished Area:	939.83 sq. ft.
Upper Level Finished Area:	988.21 sq. ft.
Below Grade Finished Area:	917.19 sq. ft.
Acreage:	No
Lot Area:	2,997 sq. ft.
Lot Frontage:	25'
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1855W
Heating:	In Floor, In Floor Roughed-In, Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Stucco, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Built-In Refrigerator, Dishwasher, Gas Stove, Microwave, Range Hood, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 24'6" × 12'2" ·
Main Floor	Dining Room · 12'2" × 10'4" ·
Main Floor	Living Room · 14'8" × 14'6" ·
Main Floor	Foyer · 8'10" × 5'8" ·
Main Floor	Mud Room · 6' × 5'2" ·
2nd Floor	Laundry · 7'10" × 6'6" ·
2nd Floor	Bedroom - Primary · 16' × 12' ·

2nd Floor	Bedroom · 12' × 9'8" ·
2nd Floor	Bedroom · 12' × 9'8" ·
Basement	Game Room · 16'2" × 14'8" ·
Basement	Furnace/Utility Room · 13'6" × 5'4" ·
Basement	Bedroom · 10'6" × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Tray Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2424-31-street-sw-calgary-a2347613/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.