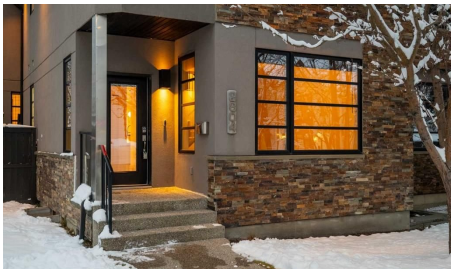
2804 31 Street SW

Calgary | Active | MLS® A2358872

$879,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2007**	**2,369 sq. ft.**

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Listed by Century 21 Bamber Realty LTD.

A closer look

Situated on an oversized corner lot in the heart of Killarney, this beautifully updated 4-bedroom, 3.5-bathroom home offers an exceptional blend of space, style, and inner-city convenience. The property features over 3,300 sq. ft. of living space across three fully developed levels, fresh paint throughout, newly refinished hardwood floors on the main level, soaring 9-foot ceilings on both the main floor and basement, and three cozy gas fireplaces. A perfect combination of comfort, style, and modern living!

One of the home's most impressive features is the expansive open-concept living and dining area, providing the perfect setting for large family gatherings, entertaining friends, or everyday living. The 9-foot ceilings create an incredible sense of openness, while the beautifully refinished maple hardwood floors add warmth and character. Large windows flood the main level with natural light, and a stunning gas fireplace creates an inviting atmosphere.

The freshly updated kitchen is designed for those who love to cook and entertain, featuring a large centre island with granite countertops, a gas range, a convenient walk-in pantry, and generous cabinetry and counter space. A convenient powder room completes the main level.

Upstairs, the generously sized primary retreat features its own cozy gas fireplace, vaulted ceilings, and a walk-in closet with custom built-in organizers. The luxurious ensuite offers heated floors, dual vanities with granite countertops, a private water closet, a relaxing air tub, and a digitally controlled waterfall shower. Two additional well-sized bedrooms and a full 4-piece bathroom complete the upper level. A dedicated upper-floor laundry area with a utility sink and upper cabinetry adds everyday convenience.

The fully developed basement is equally impressive, featuring 9-foot ceilings and a massive open recreation area that can easily accommodate a home gym, entertainment area, games room, or family retreat. A third cozy gas fireplace adds warmth and comfort, while the fourth bedroom is ideal for guests, teenagers, or extended family.

Step outside to enjoy the massive composite deck, an incredible extension of the home's entertaining area. With plenty of room for outdoor dining, lounging, and summer gatherings, the deck also features a dedicated area for a hot tub, offering the opportunity to create your own private outdoor retreat.

Ideally located in the established community of Killarney, this exceptional property offers convenient access to schools, parks, shopping, public transit, and downtown Calgary, just minutes away. Enjoy the benefits of inner-city living in one of Calgary's most popular neighbourhoods.

With four bedrooms, soaring 9-foot ceilings on two levels, expansive living areas, beautiful recent updates, and an oversized corner lot, this exceptional Killarney home is ready for its next owners.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2358872
Bedrooms	4
Bathrooms	4
Year Built	2007
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,369 sq. ft.
Main Level Finished Area:	1,178.69 sq. ft.
Upper Level Finished Area:	1,190.38 sq. ft.
Below Grade Finished Area:	1,073.28 sq. ft.
Lot Area:	3,509 sq. ft.
Lot Frontage:	120'1"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2007 (Age: 19)
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:	0810706
Heating:	High Efficiency, Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	3
Fireplace Details:	Basement, Gas, Living Room, Primary Bedroom
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:	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Family Room · 17'7" × 12'1" ·
Main Floor	Foyer · 11'5" × 6' ·
Main Floor	Kitchen · 19'8" × 9'6" ·
Main Floor	Living Room · 16'11" × 13'4" ·
2nd Floor	Bedroom · 14'6" × 12' ·
2nd Floor	Bedroom · 15'8" × 14'5" ·
2nd Floor	Laundry · 8'11" × 5'11" ·
2nd Floor	Bedroom - Primary · 17' × 13'2" ·
Basement	Bedroom · 18'1" × 11'7" ·
Basement	Game Room · 32'8" × 18'3" ·
Basement	Storage · 4'4" × 2'10" ·
Basement	Furnace/Utility Room · 8'10" × 5'11" ·
Suite	Dining Room · 16'1" × 11'7" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Wired for Sound
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Cul-De-Sac, Irregular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	DC (PRE 1P2007)
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2804-31-street-sw-calgary-a2358872/

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

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