2824 31 Street SW

Calgary | Active | MLS® A2341136

$1,888,777









Bedrooms	Bathrooms	Year Built	Living area
5	**6**	**2026**	**3,019 sq. ft.**

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Listed by Real Estate Professionals Inc.

A closer look

A truly rare opportunity to own a three-storey luxury infill on a quiet cul-de-sac in the heart of Killarney, complete with a private rooftop patio, triple-car garage, and nearly 4,150 sq. ft. of total developed living space. Built by Ashmore Homes, this exceptional residence offers the opportunity to work directly with the builder to personalize select finishes and create a home tailored to your lifestyle. Thoughtfully designed with 5 bedrooms, 4 full bathrooms, 2 powder rooms, full air conditioning, and in-floor heating throughout the basement, this home delivers an outstanding combination of elevated design, comfort, and everyday functionality.

The main floor welcomes you with a generous formal dining area flows seamlessly into the heart of the home - a chef-inspired kitchen designed for both entertaining and daily living. The kitchen is centred around an impressive 12-foot island and features double ovens, a gas cooktop, wine refrigerator, extensive built-in cabinetry, and a fully equipped walk-in pantry. The expansive living room is warm yet sophisticated, anchored by a statement fireplace and custom millwork on both sides to create a dramatic focal point. AT the rear has a dedicated office framed by oversized windows, creating a bright and refined work-from-home environment

The fully developed basement is designed as a complete entertainment and wellness retreat. In-floor heating enhances year-round comfort, while a glass-enclosed gym, spacious recreation area, powder room, and impressive wet bar create the perfect environment for hosting. The bar is fully equipped with two bar refrigerators and complemented by a dedicated wine rack, offering exceptional functionality for entertaining. An additional bedroom with its own private ensuite and walk-in closet makes this level equally well suited for overnight guests or extended family.

The second level offers two generously sized bedrooms, each with its own walk-in closet and connected by a beautifully appointed Jack-and-Jill bathroom. A dedicated laundry room with walk-in storage adds valuable everyday convenience. The primary retreat is designed as a private escape, featuring a spacious walk-in closet and a spa-inspired ensuite complete with a double vanity, statement soaker tub, and elevated finishes throughout.

The third floor adds another level of versatility and luxury, featuring an additional bedroom with its own ensuite and walk-in closet, a spacious bonus room, and direct access to a private rooftop patio - an exceptional setting for entertaining, relaxing, or enjoying warm Calgary evenings.

Completing the property is a rare triple-car garage, providing exceptional parking, storage, and flexibility - a feature seldom found among inner-city infills. Full air conditioning ensures comfort throughout the summer months, while the basement in-floor heating adds another layer of premium year-round living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341136
Bedrooms	5
Bathrooms	6
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:	3 (or more) Storey
Total Living Area:	3,019 sq. ft.
Below Grade Finished Area:	1,198.24 sq. ft.
Acreage:	No
Lot Area:	5,500 sq. ft.
Lot Frontage:	18'2½"
Front Exposure:	Northwest
Levels:	Three Or More
Total Rooms Above Grade:	10
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	6.0 (Full:4, Half:2)
Num Ensuite Baths:	3
Plan:	2511965
Heating:	In Floor, Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete

New Constr.:	Yes
Construction Material:	Composite Siding, Stone
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Full
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Triple Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Office · 11'2" × 7'10" ·
Main Floor	Dining Room · 14'6" × 11'4" ·
Main Floor	Foyer · 8'2" × 6'6" ·
Main Floor	Kitchen · 22'10" × 17'11" ·
Main Floor	Living Room · 18'7" × 17'7" ·

Main Floor	Mud Room · 8' × 6'1" ·
2nd Floor	Bedroom · 13' × 12'2" ·
2nd Floor	Bedroom · 13' × 12'2" ·
2nd Floor	Laundry · 6'10" × 5'7" ·
2nd Floor	Bedroom - Primary · 17'9" × 16'2" ·
2nd Floor	Walk-In Closet · 9'4" × 5'7" ·
2nd Floor	Walk-In Closet · 10'5" × 10'3" ·
3rd Floor	Bedroom · 10'6" × 9'2" ·
3rd Floor	Den · 15'9" × 8'6" ·
Basement	Bedroom · 14'11" × 10'9" ·
Basement	Exercise Room · 15'1" × 6'8" ·
Basement	Game Room · 22'7" × 16'5" ·
Basement	Furnace/Utility Room · 9'11" × 7' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s)
Interior Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	Balcony
Patio And Porch Features:	Patio
Lot Features:	Back Yard, City Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG

Listed Date:	Aug 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2824-31-street-sw-calgary-a2341136/

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