2826 31 Street SW

Calgary | Active | MLS® A2350769

$1,750,888









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2026**	**2,749 sq. ft.**

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Listed by Real Estate Professionals Inc.

A closer look

Welcome to this exceptional custom-built 2026 luxury home, perfectly situated on a quiet cul-de-sac on an expansive pie-shaped lot. Offering an impressive three-storey design, an oversized triple garage, a spectacular rooftop patio, and a beautifully landscaped backyard, this one-of-a-kind residence combines modern elegance, premium craftsmanship, and thoughtfully designed living spaces.

Step inside to discover a bright, open-concept main floor featuring soaring ceilings, expansive windows, and an abundance of natural light. A stunning glass-enclosed office at the front of the home provides the perfect space for working from home. At the heart of the main level is a show-stopping chef-inspired kitchen featuring rich maple cabinetry, luxurious Taj Mahal quartz countertops, a full quartz backsplash, an elegant waterfall island, premium built-in stainless steel appliances, a built-in gas cooktop, and a spacious pantry. Extensive custom cabinetry provides exceptional storage, while the seamless flow between the kitchen, dining, and living areas makes this home ideal for both everyday living and entertaining.

The second level offers three generously sized bedrooms, two full bathrooms, and a conveniently located laundry room. The luxurious primary retreat showcases an elegant tray ceiling and a spa-inspired ensuite complete with heated floors and a steam shower, creating the ultimate private sanctuary.

The impressive third floor features a spacious bonus room and direct access to a spectacular rooftop patio with modern glass railings. This incredible outdoor retreat provides the perfect setting for entertaining guests, relaxing in the sunshine, or enjoying beautiful evening views.

The fully finished basement further expands the home's versatility, featuring in-floor heating, two additional bedrooms, a full bathroom, a powder room, and a spacious recreation area. A custom-designed wet bar comes complete with two beverage refrigerators, a microwave, and a built-in wine rack, making this level an entertainer's dream. Built-in speakers on both the main floor and basement add to the home's premium features.

Step outside to an exceptionally large, fully fenced backyard, a rare find for a modern inner-city home. Professionally landscaped with mature-style plantings, trees, perennials, beautiful paving stone patios, and walkways, this outdoor oasis offers plenty of room for entertaining, relaxing, and family activities. An oversized triple garage provides exceptional parking and additional storage.

With its expansive pie-shaped lot, quiet cul-de-sac location, luxurious interior finishes, rooftop patio, oversized triple garage, and meticulously landscaped backyard, this remarkable custom-built residence offers an extraordinary combination of space, sophistication, and functionality. A truly exceptional home designed for those who appreciate luxury living without compromise.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2350769
Bedrooms	5
Bathrooms	5
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:	2,749 sq. ft.
Acreage:	No
Lot Area:	5,000 sq. ft.
Lot Frontage:	16'5"
Front Exposure:	Northeast
Levels:	Three Or More
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:3, Half:2)
Num Ensuite Baths:	2

Plan:	2511965
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
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:	ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Range Hood, Wine Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 16'8" × 14'11" ·

Main Floor	Kitchen · 19'6" × 14'4" ·
Main Floor	Living Room · 17'7" × 16'9" ·
Main Floor	Mud Room · 10'2" × 6'5" ·
Main Floor	Office · 11'9" × 6'10" ·
2nd Floor	Bedroom · 13'3" × 10'4" ·
2nd Floor	Bedroom · 13'10" × 12'1" ·
2nd Floor	Laundry · 9'8" × 6'3" ·
2nd Floor	Bedroom - Primary · 16' × 14'6" ·
2nd Floor	Walk-In Closet · 13'6" × 6'2" ·
3rd Floor	Family Room · 16'9" × 15'10" ·
Basement	Bedroom · 11'9" × 11'8" ·
Basement	Bedroom · 15'4" × 14'1" ·
Basement	Game Room · 24'4" × 15'4" ·
Basement	Furnace/Utility Room · 9'11" × 7'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Smart Home, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Exterior Features:	Balcony, Private Yard, Uncovered Courtyard
Patio And Porch Features:	Balcony(s), Deck, Glass Enclosed, Porch
Lot Features:	Back Lane, Back Yard, City Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC

Zoning:	DC
Listed Date:	Oct 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2826-31-street-sw-calgary-a2350769/

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