

# \$949,900 - 234 31 Avenue Nw, Calgary

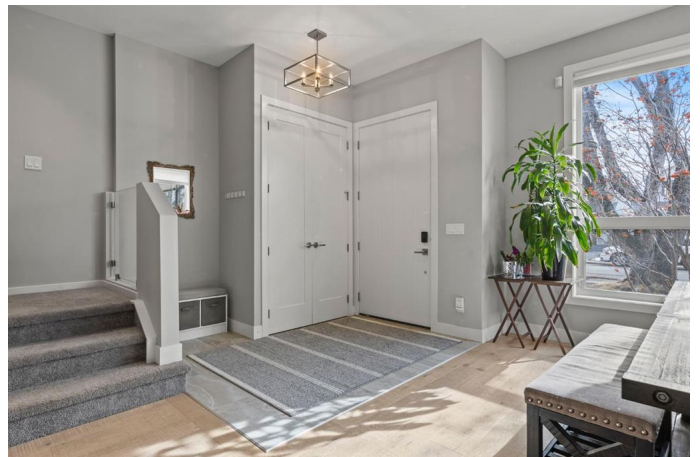
MLS® #A2198937

**\$949,900**

4 Bedroom, 4.00 Bathroom, 1,995 sqft  
Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Introducing a stunning residence that epitomizes luxury and modern living, nestled on a picturesque tree-lined street adorned with mature trees. This exceptional home welcomes you with an impressive 10-foot ceiling on the main floor, enhancing the sense of space and elegance throughout. Step into the gourmet kitchen, a chef's dream equipped with a gas cooktop, upgraded stainless appliances, and expansive quartz countertops. The kitchen boasts a stunning custom tile backsplash and a huge island with bar seating, perfect for casual dining or entertaining. Oversized windows flood the main floor with natural light, highlighting the beautiful engineered hardwood flooring. The open-concept layout flows seamlessly into a generously sized dining room and a fantastic living room, featuring a fireplace with a custom stone surround. Oversized patio doors lead out to a large deck space, ideal for outdoor gatherings. The deck is equipped with a gas line for your barbecue, making it perfect for summer cookouts. A convenient half bath completes the main floor. Ascend the custom glass railing to the upper level, where 9-foot ceilings continue the airy ambiance. The luxurious primary bedroom serves as a private retreat, offering a large walk-in closet with custom cabinetry and a lavish five-piece en-suite. Two additional bedrooms provide ample space for family or guests; one is notably bright with extra windows and features a built-in desk area, perfect for a home office



or study space. A five-piece main bath and an upstairs laundry room with a laundry sink add to the home's convenience. The fully finished basement, also with 9-foot ceilings, expands your living space with a fourth bedroom and a three-piece bathroom. Enjoy movie nights or game days in the large family room, complete with custom built-in cabinetry and a wet bar featuring a bar fridge and quartz countertops. An exercise room adds versatility to this already impressive space. The basement also includes a rough-in for in-floor heating, enhancing comfort during colder months. Additional amenities include central air conditioning, a high-efficiency furnace, and central vacuum, ensuring comfort and ease in daily living. The backyard offers a double detached garage, providing secure parking and additional storage. Located in a desirable neighborhood, this home not only offers exceptional features, but every detail has been thoughtfully designed. Experience luxury living in a home that truly has it all.

Built in 2017

### **Essential Information**

MLS® #	A2198937
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,995
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	234 31 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2P2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Level, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	7
Zoning	R-CG

### **Listing Details**

Listing Office

RE/MAX iRealty Innovations

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