$1,149,900 - 2414 31 Avenue Sw, Calgary

MLS® #A2245151

$1,149,900
3 Bedroom, 5.00 Bathroom, 2,466 sqft
Residential on 0.07 Acres

Richmond, Calgary, Alberta

OPEN HOUSE SAT Aug 6, 1-3pm
Welcome to an extraordinary, fully upgraded, original-owner luxury infill nestled in the heart of Richmondâ€”one of Calgaryâ€™s most vibrant and sought-after inner-city communities. This stunning three-story masterpiece seamlessly blends modern architecture with timeless design, offering over 3,000 square feet of refined living space across four beautifully finished levels.

Boasting an enviable Walk Score, youâ€™re just steps away from the cityâ€™s trendiest restaurants, boutique shops, artisan cafÃ©s, fitness studios, and everyday amenitiesâ€”making this the ultimate lifestyle location for the urban dweller.

From the moment you arrive, this home makes a statement. The elevated front patio offers a private and peaceful south-facing outdoor retreat, perfect for morning coffee or evening wine, all while subtly removed from street level for added privacy.

Step inside to a warm and contemporary interior featuring an open concept layout, soaring ceilings, wide-plank hardwood flooring, and a stunning glass-railed staircase that lets natural light flow from top to bottom. The gourmet kitchen is a chefâ€™s dreamâ€”outfitted with high-end appliances, sleek cabinetry, quartz countertops, and a spacious island perfect for entertaining.

The crown jewel of this home is the impressive third-floor flex space, complete with its own bar area and sun-soaked rooftop deck. Whether used as a home office, personal gym, theatre room, art studio, or even a guest bedroom, this versatile space is as functional as it is inspiring.

Upstairs, the serene primary suite includes a large walk-in closet and a spa-inspired ensuite with heated floors, double vanities, soaker tub, and a walk-in glass shower. Two additional bedrooms, a full bath, and laundry complete the second level.

The fully developed basement offers even more flexibility, with a spacious bedroom and full bathroomâ€”ideal for visiting guests, in-laws, or live-in help. There's also plenty of space for a rec room or home gym.

Every inch of this home has been meticulously curated and maintained by its original owner, showcasing the highest level of care and pride. With central air, built-in sound, and high-end finishes throughout, this property is move-in ready and offers a truly elevated inner-city lifestyle.

Donâ€™t miss your chance to own one of the finest infills in Richmondâ€”where luxury, location, and lifestyle come together.

Built in 2012

Essential Information

MLS® #	A2245151
Price	$1,149,900
Bedrooms	3
Bathrooms	5.00
Full Baths	3

Half Baths	2
Square Footage	2,466
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	2414 31 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1T8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s), Wired for Sound, Wired for Data
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Induction Cooktop, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard

Lot Description	Back Lane, Back Yard, Front Yard, See Remarks
Roof	Rubber
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	53
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark

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