\$1,249,800 - 2623 31 Street Sw, Calgary

MLS® #A2228147

\$1,249,800

5 Bedroom, 4.00 Bathroom, 2,302 sqft Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this Custom-Built, luxury 3-storey, 5-bedroom, 3.5-bathroom home in Killarney offering 3145 sq ft of expertly crafted living space, redefining modern convenience, comfort, and design.

Thoughtfully curated with high-end finishes and upgrades, this home blends form and function across every level. Step inside to an open-concept main floor with an east-facing living room, bathed in morning sun and centered around a stunning fireplaceâ€"an inviting space for relaxing or entertaining. The heart of the home is the chef's kitchen, featuring double ovens, warming drawer, wine station, pot filler, coffee station with instant hot/cold filtered water, bar sink, and Kinetico water system. Floating cabinetry, under-cabinet lighting, and sweep-up central vac add style and utility. Adjacent dining is filled with natural light, enhanced by motorized blinds and double-door access to the west-facing backyard, completed with a large deck and hot tub oasis. The extra-wide staircase leads to three spacious bedrooms on the second floor, each with blackout blinds. Both bathrooms feature in-floor electric heating and heated towel racks. The primary suite boasts a spa-inspired ensuite with a smart bidet, dual floating vanities, a freestanding soaker tub, a make-up station, under-cabinet lighting, and a custom walk-in closet with hidden storage. The third-floor loft is a standout, offering a skylit wet bar, covered coffee deck, and pre-wiring with a gas hookup







for a future west-facing deckâ€"ideal for morning serenity or evening hosting. The basement includes in-floor hydronic heating, a second wet bar, oversized windows, a jacuzzi tub, a third fridge, additional storage, and a sleek bathroom with frosted-glass doorsâ€"perfect for entertaining or multi-generational living. The oversized heated double garage features epoxy floors, high doors for tall vehicles, a 220V EV plug, extra conduit for solar or a second EV, a high-amp panel, and built-in storage. Front-heated sidewalks, front/back underground sprinklers, and a deck watering system. Some of the Smart & Subtle Comforts include: Ecobee thermostat with 3 sensors: Whole-home speaker system with central media control; Privacy film on entry doors; USB outlets in select locations; Ultra-quiet fans with timers; In-closet lighting throughout; Stair lighting on all 3 flights; Natural gas BBQ & heater hookups (main & third floor decks); Blackout blinds & frosted glass bathroom doors; Security system with motion/smoke detectors; UV lamp in furnace for air purification; Ample storage throughout; Professionally landscaped front & back yards... Located on a quiet Killarney street, you're just three blocks from top-rated schools, downtown, LRT, 17th Ave, Shaganappi Golf Course, parks, and boutique shops. You'll also love the incredible neighbours in this welcoming community. Every inch of this home is designed to elevate your lifestyleâ€"from the luxurious interiors to the serene outdoor spaces. Inner-city living at its finest.

Built in 2014

Essential Information

MLS® # A2228147 Price \$1,249,800 Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,302

Acres 0.07

Year Built 2014

Type Residential

Sub-Type Semi Detached

Style 3 Storey, Side by Side

Status Active

Community Information

Address 2623 31 Street Sw

Subdivision Killarney/Glengarry

City Calgary

County Calgary

Province Alberta

Postal Code T3E 2N8

Amenities

Parking Spaces 2

Parking 220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door

Opener, In Garage Electric Vehicle Charging Station(s)

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers,

Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Vinyl Windows, Walk-In

Closet(s), Wired for Sound, Bidet

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s),

Microwave, Range Hood, Refrigerator, Washer/Dryer, Window

Coverings, Wine Refrigerator, Built-In Gas Range, Water Purifier

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Finished, Full Basement

Exterior

Exterior Features Balcony, Garden, Other, Private Yard

Back Lane, Back Yard, City Lot, Lawn, Level, Low Maintenance Lot Description

Landscape, Cleared, Flag Lot, Yard Drainage

Roof Asphalt

Construction Stucco, Wood Frame

Foundation **Poured Concrete**

Additional Information

Date Listed June 6th, 2025

12 Days on Market DC

Listing Details

Zoning

Listing Office CIR Realty

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