



\$ 799,900.00

1724 31 STREET SW CALGARY

<https://paulbrinton.com>

Executive custom built 2-storey with fully developed basement and double detached garage in show home condition. Located in the heart of Shaganappi SW. Extensive upgrades and built-ins throughout. Total of 4 bedrooms and 4 bathrooms. Very bright and open plan with 9-ft ceilings throughout with 4 skylights . Formal living and dining room,...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1151693

Type: Detached

Bedrooms: 4

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-22 21:22:17

Bathrooms: 4

Bedrooms Above Grade: 3

Date added: 10/10/21

Two Piece Bath: 1

Lot size: 3380 sq ft

Year built: 2013

Parking: Double Garage Detached, Other

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Gas

Exterior Features: Private Yard

District: CAL Zone CC

Inclusions: Dishwasher-built-in, Dryer, Hood Fan, Oven-microwave, Refrigerator, Stove-gas, Washer, window coverings (all), central vacuum, TV bracket in the great room

Lot Features: Back Lane, Back Yard, Front Yard, Landscaped, Many Trees

Heating Type: Forced Air, Natural Gas

Total Parking: 4

Flooring: Carpet, Ceramic Tile, Hardwood

Community Features: Park, Playground

Fencing: Fenced

Cooling: None

Interior Features: Breakfast Bar, Central Vacuum, Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Roof Type: Asphalt Shingle, Shingle



PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Upper Level, Washer Hookup

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Suite: No

Frontage Metres: 7.61M 25`0"

Living Area SF: 2128.05

Structure Type: House

Restrictions: None Known

Levels: Two

Zoning: R-CG

List Price Square Foot: \$ 375.88

Photo Count: 38

Construction Materials: Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Window Coverings

Subdivision Name: Shaganappi

Lot Size Acres: 0.08

