

# \$867,000 - 1813 31 Avenue Sw, Calgary

MLS® #A2231323

**\$867,000**

2 Bedroom, 1.00 Bathroom, 1,376 sqft

Residential on 0.12 Acres

South Calgary, Calgary, Alberta

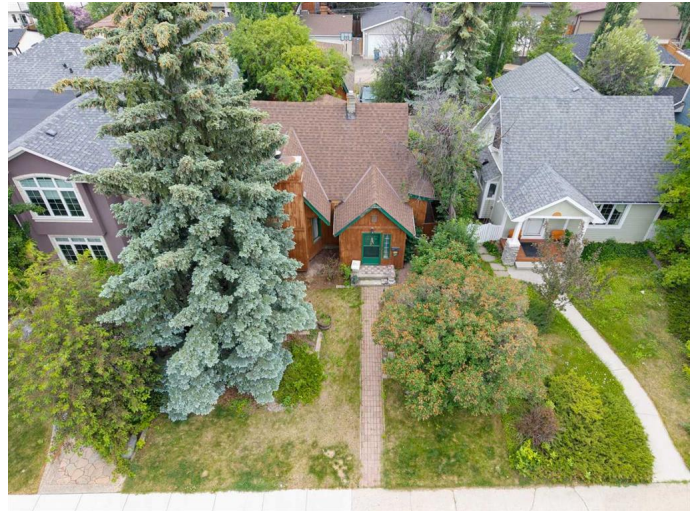
Builders/Developers â€” Unleash the POTENTIAL...on this 5209 sq. ft. INNER CITY lot! Zoned R-CG, this property is perfectly placed on one of the FINEST avenues in the SUPER COOL community of SOUTH CALGARY. A prime, walkable locationâ€”just steps from the soccer fields at South Calgary Park and the Giuffre Family Library. Enjoy easy access to the South Calgary Community Centre, scenic River Park, and the ELECTRIFYING Marda Loop district, home to an array of trendy shops, cafÃ©s, and restaurants. Families will appreciate proximity to top-rated schools, including Western Canada High School. COMMUTERSâ€”nearby public transit, makes a trip to downtown a breeze. A 1947 built, 1.5 story home enjoys a SOUTH FACING BACK YARD featuring a double detached garage with renovated loft( 23'4" x 21'3" ). The basement is a crawl space for mechanicals, housing a newer 2025 furnace and well serviced H2O Tank. Additionally, the home has had the electrical updated and also features a newer washer and dryer. Seller is selling as LAND VALUE. BUILD itâ€”They will come!

Built in 1947

## Essential Information

MLS® # A2231323

Price \$867,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,376
Acres	0.12
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	1813 31 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1S8

### **Amenities**

Parking Spaces	4
Parking	Alley Access, Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Rectangular Lot

Roof	Asphalt Shingle
Construction	Wood Frame, Cedar
Foundation	Block

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	14
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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