

# \$649,900 - 1907 31 Avenue Sw, Calgary

MLS® #A2246892

**\$649,900**

3 Bedroom, 1.00 Bathroom, 809 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Set on a 25-foot lot with rear southern exposure, this stand alone home offers a rare opportunity to reside in a coveted inner-city location, but without the restrictions or monthly fees of condo living. Within two blocks east you can walk to the Marda Loop Community Association with park/rink/beach volleyball courts, South Calgary Outdoor Pool, Giuffre Family Public Library, cSPACE artist collective, weekend farmers market and the Marda Loop night market. If you walk two blocks south youâ€™ll be in the heart of whatâ€™s quickly becoming Calgaryâ€™s most vibrant culinary, shopping and entertainment district. Either way youâ€™ll walk the tree lined streets onto your peaceful residential block, and into your vintage character home. The best part? Itâ€™s all yours. You know exactly what people mean when they say â€œcurb appealâ€•. Framed by mature foliage, the upgraded exterior of the home fits in with the newer homes on the block, but certain features, like the front porch, speak to its timeless charm. The bright main floor efficiently flows from the living room to dining area and into the updated kitchen, while the two bedrooms and full bathroom are set to one side which allows for some separation. Out back is where youâ€™re always asked, and your reply is always the sameâ€”â€œYes, of course!â€• Thatâ€™s because you do use the hot tub all the time. At first you didnâ€™t realize how convenient it is to get in and out. Or how close the back mudroom is. Or how



effective the privacy pergola conceals you. Or what length of serving table you needed to span over it so itâ€™s like the hot tub isnâ€™t even there when you need the extra entertaining space. Youâ€™ve been entertaining a lot too. Ever since you realized the double garage was insulated and wired for 220v so after picking up an electric heater and a golf simulator it seems youâ€™re home is the spot to be. Which is why you also created your own little sanctuary downstairs. The room easily accommodated your king size bed. Thereâ€™s a full bathroom just for you. The laundry room is right there too. Plus the lower landing is bigger than most walk-in closets. Itâ€™s so nice to have flexibility. Your neighbourhood feels like a real community and youâ€™re worried at some point you might be bound for the suburbs! but then you remember you can just build right there! if you want to anyways. Isnâ€™t life awesome?!

Built in 1910

**Essential Information**

MLS® #	A2246892
Price	\$649,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	809
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1907 31 Avenue Sw
Subdivision	South Calgary

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1T1

### Amenities

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

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 21st, 2025
Zoning	R-CG

### Listing Details

Listing Office	Charles
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