



**Calgary-C-South Calgary**  
1725 31 Avenue SW

**LP \$ 759,900**  
MLS #: C3645748

<b>Status:</b>	<b>Active</b>	<b>Type:</b>	Residential Detached Single Family
<b>DOM:</b>	37	<b>Style:</b>	2 Storey
<b>Rms Abv Gd:</b>	5	<b>Year Built:</b>	1987
<b>Bedrms:</b>	Above: 2/Ttl: 4	<b>Basement:</b>	Full
<b>Full/Half Baths:</b>	3/1	<b>Bsmnt Dev:</b>	Fully Finished
<b>Tot Flr SqFt:</b>	1747.00	<b>Total Sq M:</b>	162.3

Beautifully located on a tree lined street less than 1/2 block to South Calgary Community center, swimming pool, tennis & athletic fields. Stunning Reno's through-out. This gorgeous 2+2 bedroom home also boasts 3.5 baths all with granite & vessel basins. The kitchen has an abundance of cabinets & drawers, stainless appliances, granite countertops, & breakfast bar. Adjacent is the family room with tile surround fireplace & exit to rear deck. The formal dining room is at the front of the home with cathedral ceilings & a wall of windows! The flooring is hardwood & slate throughout the main. The master bedroom features double closets, vaulted ceilings & private balcony! The ensuite is opulent (3 shower heads); both main baths offer skylights, soaker tubs & beautiful tile work. Lower level has dark hardwood floors, 2 bedrooms with large windows, rec room & full bath. Unbeatable location, private exterior, elegant interior!

**Directions:**

**Virtual Tour:**

**Brochure:** <http://markdevernden.com/1725-31-avenue-sw/>

<b>1Pc</b>	<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>	<b>5Pc</b>	<b>6Pc</b>	<b>Poss:</b> 01/16/15	<b>Level</b>	<b>Mtr2</b>	<b>SqFt</b>	
<b>Full Baths:</b>	0	1	1	1	0	0	<b>Main:</b>	94.9	1021.50	
<b>Enst Baths:</b>		0	0	1	0	0	<b>Uppr:</b>	67.3	724.42	
<b>Add Rms:</b>		<b>Finish Levels:</b> 2				<b>Garage Dim:</b>	<b>AbGd:</b>	67.3	724.42	
<b>Fin Fpl/Rgh:</b>	1/	<b>Fplc Fuel:</b> Wood With Log Lighter				<b>Elem Schl:</b>	www.ab.cbe.ca	<b>Lowr:</b>	19.2	206.67
<b>Fireplace:</b>	Mantel, Tile Surround					<b>Middle Schl:</b>		<b>BIGd:</b>	19.2	206.67
<b>Parking:</b>	Double Garage Detached					<b>High Schl:</b>		<b>Total A.G:</b>	162.3	1,747.00

<b>Living Room:</b>	4.3x4.2	M	<b>Master Bdrm:</b>	4.8x3.8	U
<b>Dining Room:</b>			<b>Bedrm 2:</b>	3.2x3.0	U
<b>Kitchen:</b>	4.1x3.1	M	<b>Bedrm 3:</b>	3.05x3.05	L
<b>Family Room:</b>	4.8x4.5	M	<b>Bedrm 4:</b>	3.05x3.05	L
<b>Den:</b>			<b>Recreation Room</b>	4.2x4.1	L

**Bonus Room:**

<b>Flooring:</b>	Hardwood, Slate, Carpet	<b>Foundation:</b>	Preserved Wood
<b>Construct:</b>	Wood Frame	<b>Heat Type:</b>	Forced Air-1
<b>Roof:</b>	Asphalt Shingles	<b>Heat Fuel:</b>	Natural Gas
<b>Exterior:</b>	Stucco	<b>Remodel:</b>	
<b>Site Influen:</b>	Fenced, Flat Site, Back Lane, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Public	<b>Features:</b>	Balcony, Broadloom-Upgraded, Closet Organizers, Deck, Detectors Smoke, Vaulted Ceiling, Porch, Skylight, Wood Windows, Wall Unit-Built-In
<b>Goods Incl:</b>	Refrigerator, Stove-Electric, Dishwasher-Built-In, Oven-Microwave, Window Coverings-All, Garage Opener-1 Control	<b>Amenities:</b>	Balconies, Fireplaces, See Remarks
		<b>Restrict:</b>	EASE
		<b>Goods Excl:</b>	

**Warranty:** None  
**Front Exposure:** N

<b>Prop Class:</b>	Single Family	<b>Condo/HOA:</b>		<b>Condo:</b>		<b>HOA:</b>	
<b>Condo Name:</b>		<b>Condo/HOA Incl:</b>					
<b>Prk Encl/TTL:</b>	2/2						
<b>Reg Size:</b>							

<b>Total Lot M2:</b>	288.0	<b>Lot Dimen:</b>	
<b>Frontage:</b>	7.6	<b>Lot Shape:</b>	Rectangular
<b>Depth:</b>	38.0	<b>Zoning:</b>	R-C2
<b>Conform:</b>		<b>Front Expos:</b>	N
	<b>Cnform Yr:</b>		

<b>Mortgage:</b>	\$0	<b>Cash Down:</b>	
<b>Payments:</b>		<b>Due:</b>	
<b>Rate:</b>		<b>Lender:</b>	
<b>Taxes:</b>	\$ 4,308 - 2014	<b>Local Improver:</b>	