

# \$2,499,900 - 1936 31 Avenue Sw, Calgary

MLS® #A2199242

**\$2,499,900**

4 Bedroom, 5.00 Bathroom, 3,047 sqft

Residential on 0.11 Acres

South Calgary, Calgary, Alberta

Welcome to The Bardot an architectural masterpiece that seamlessly blends modern elegance with functional luxury in Calgary's coveted Marda Loop. This newly constructed, custom-designed residence offers four bedrooms, 4.5 bathrooms, and a wealth of upscale features. The stunning exterior, complete with a grand entrance, opens to a welcoming foyer and a light-filled home office with tailored millwork. Inside, timeless Oak hardwood flooring spans the main and upper levels, paired with custom hardwood stairs and black metal-clad windows that bathe every room in natural light. The gourmet kitchen is a chef's dream, equipped with high-end built-in appliances including a 48" refrigerator, a 48" gas range, a pull-out island microwave, and a central island adorned with Calacatta Vagli countertop. A butler's pantry with ample storage adds practicality, while the spacious dining room features a custom oak sideboard—functional spaces like the mudroom, adorned with bespoke millwork. The living room, centred around a custom gas fireplace, provides a cozy gathering space, while upstairs, large stairway windows highlight the hardwood floors leading to a luxurious second level. All bedrooms feature walk-in closets and private ensuites. The primary suite boasts vaulted ceilings and a spa-like 5-piece ensuite with in-floor heating, his-and-her vanities, a soaker tub, and a steam shower. Two additional bedrooms with ensuites, both with in-floor



heat, and a convenient laundry room complete the upper floor. The fully finished basement is perfect for entertaining, with in-floor heating rough-ins, a gym, a full bathroom, and a stylish basement bar. Throughout the home, attention to detail is evident in the custom millwork, satin brass and honey bronze hardware, Venetian plaster walls, and Saltillo Zellige tiles. Crown moulding, decorative wall sconces, and rift-cut white oak accents add sophistication, while the home is prepped with rough-ins for A/C, built-in speakers, and security. Completing this exceptional property is a spacious triple-car garage with EV Car Charger. Experience the pinnacle of upscale living with The Bardot, where modern design meets unmatched craftsmanship by the prominent Inner-city builder Cedar Rock Homes and designed by Aly Velji Designs. Ideally situated in the heart of Marda Loop, this home offers unparalleled convenience, just minutes from the area's eclectic shops, trendy restaurants, cozy coffee spots, vibrant pubs, and boutique shopping. Enjoy easy access to dog parks, schools, and the downtown core, all while nestled in a quiet location that keeps you close to the action. Reach out to view the designer specs, and call today to book your private tour!

Built in 2025

**Essential Information**

MLS® #	A2199242
Price	\$2,499,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,047
Acres	0.11
Year Built	2025

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1936 31 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1S9

### Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Built-in Features, Chandelier, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Refrigerator, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Washer/Dryer
Heating	In Floor, In Floor Roughed-In, Fireplace(s), Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 5th, 2025
Days on Market	44
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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