

\$749,900 - 117 31 Avenue Nw, Calgary

MLS® #A2204551

\$749,900

4 Bedroom, 2.00 Bathroom, 903 sqft

Residential on 0.14 Acres

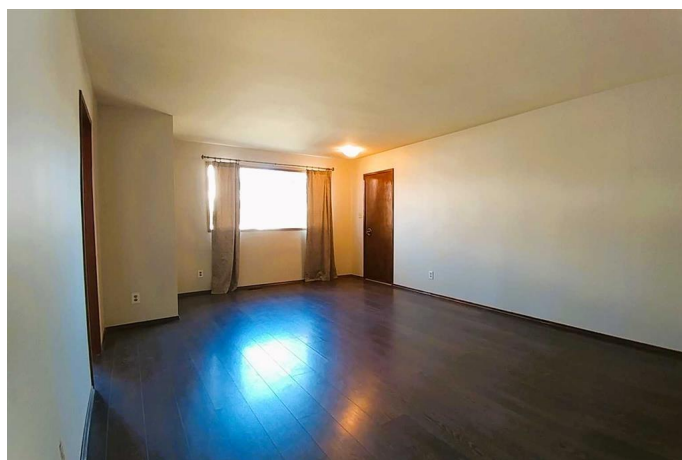
Tuxedo Park, Calgary, Alberta

A prime opportunity for this walkout infills lot! This property offers the potential for stunning downtown views. Situated on a spacious 50 x 120 lot, it features a sunny south-facing backyard. The home boasts a bright and functional layout, including a generously sized master bedroom, a well-appointed kitchen, and a fully developed basement with a separate entrance. Recent upgrades over the years include a high-efficiency furnace, a modern hot water tank, updated windows in the master bedroom and kitchen, and new shingles installed in 2022. Nestled in an excellent location, just steps from Centre Street, this home offers quick and convenient access to downtown.

Built in 1947

Essential Information

MLS® #	A2204551
Price	\$749,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	903
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Detached



Style Bungalow
Status Active

Community Information

Address 117 31 Avenue Nw
Subdivision Tuxedo Park
City Calgary
County Calgary
Province Alberta
Postal Code T2M 2P1

Amenities

Parking Spaces 2
Parking Double Garage Detached, Off Street
of Garages 2

Interior

Interior Features See Remarks
Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating Exhaust Fan, Forced Air
Cooling None
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 21st, 2025
Days on Market 14
Zoning R-C2

Listing Details

Listing Office Grand Realty

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