# \$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.



#### **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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