

# **\$679,900 - 230 31 Avenue Ne, Calgary**

MLS® #A2228915

**\$679,900**

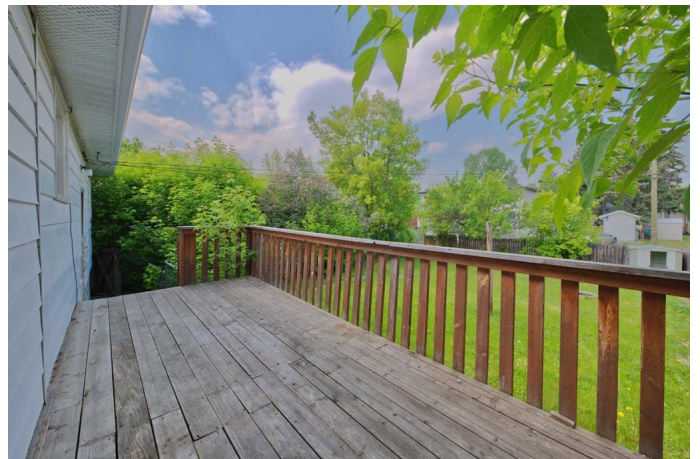
3 Bedroom, 2.00 Bathroom, 837 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

PERFECT STARTER HOME OR INVESTMENT PROPERTY NICELY LOCATED IN DESIRABLE TUXEDO PARK. SHORT WALK TO PARK, RESTAURANTS, LINA'S ITALIAN MARKET AND EASY ACCESS TO DOWNTOWN , SAIT, U OF C, FOOTHILLS HOSPITAL & DEERFOOT TRAIL. IT IS A BUILDER'S DREAM FOR NEW BUILDING PROJECTS. THIS LOVELY HOME HAS 2 BEDROOMS ON THE MAIN WITH FULL BATHROOM AND 20.5 x 7 FT OVERSIZED DECK. SEPARATE ENTRANCE TO A FULLY DEVELOPED BASEMENT WITH 1 BEDROOM, RECREATION ROOM & ANOTHER FULL BATHROOM & A WET BAR. THERE IS ALSO A SINGLE ATTACHED GARAGE WHICH IS NICE TO HAVE FOR THE WINTER MONTHS. QUICK POSSESSION IS AVAILABLE ON THIS PROPERTY AND SHORT NOTICE SHOWING CAN BE ARRANGED THROUGH SHOWINGTIME. HOUSE & ALL APPLIANCES ARE TO BE SOLD AS IS. BUYER TO ACCEPT CURRENT RPR WITH CERTIFICATE OF COMPLIANCE STAMPED ON MAY 27, 2008. THIS PROPERTY HAS LOT SIZE 50 FT X 120 FT WITH ZONING RCG . AS SELLERS REQUESTED PLEASE DO NOT USE WASHROOM SINCE WATER HAS BEEN SHUT OFF. PLEASE BOOK YOUR PRIVATE TOUR AND DO NOT MISS OUT.

Built in 1949



## Essential Information

MLS® #	A2228915
Price	\$679,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	837
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	230 31 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2E9

## Amenities

Parking Spaces	2
Parking	Garage Faces Front, On Street, Single Garage Attached
# of Garages	1

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Brick, Aluminum Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 8th, 2025
Days on Market	1
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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