

\$679,000 - 236 31 Avenue Ne, Calgary

MLS® #A2084361

\$679,000

2 Bedroom, 1.00 Bathroom, 1,017 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

An enticing builder and investment opportunity awaits in the coveted inner-city enclave of Tuxedo Park. This property is zoned M-CG d75, a full-size lot (50x120ft), perfectly situated just walking distance to bus stops and a mere few blocks from the future Green Line LRT along Centre Street, 1 block to Tuxedo Community Park and 1 block to junior high Georges P. Vanier School.

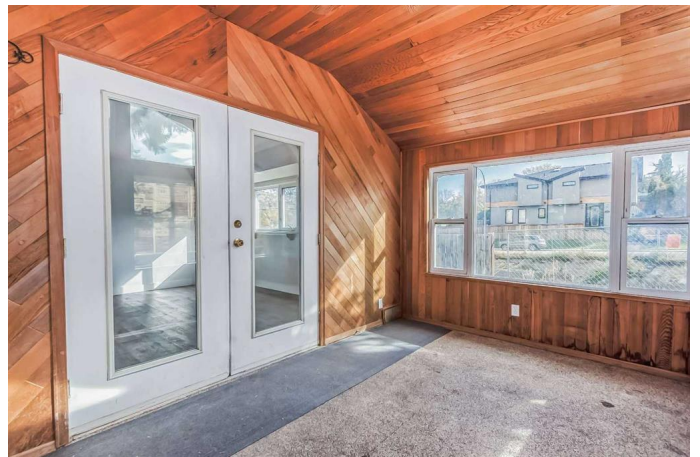
This property's prime feature is its rare, it opens the door for an apartment, a 4-plex development, or a nice walkout custom infill home, with a paved back lane and no power poles on the property line.

The roomy kitchen boasts built-in storage, accompanied by two bedrooms and a detached two-car garage. The lower level is a blank canvas, ideal for additional storage or a recreation room. With new vinyl flooring and baseboards in 2022, a fresh coat of interior paint, and a roof replacement in 2015, this property is poised for over \$2000 rental income before demolishing it.

Built in 1949

Essential Information

MLS® #	A2084361
Price	\$679,000
Sold Price	\$662,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	1,017
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	236 31 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2E9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), French Door
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2023
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Date Sold	October 30th, 2023
Days on Market	31
Zoning	M-CG d75
HOA Fees	0.00

Listing Details

Listing Office	GRAND REALTY
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