

\$729,900 - 328 31 Avenue Ne, Calgary

MLS® #A2085913

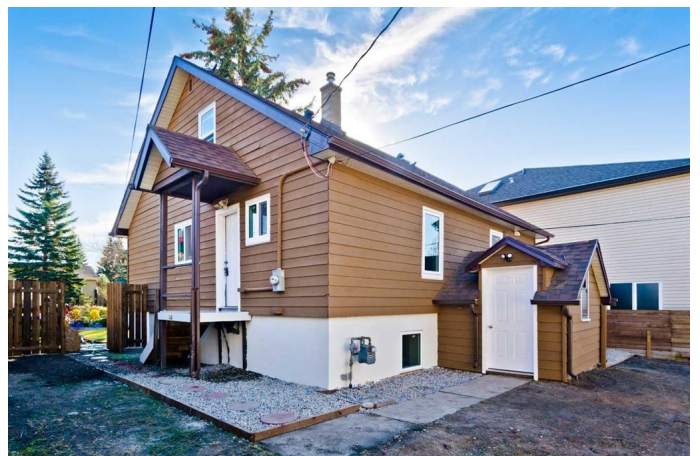
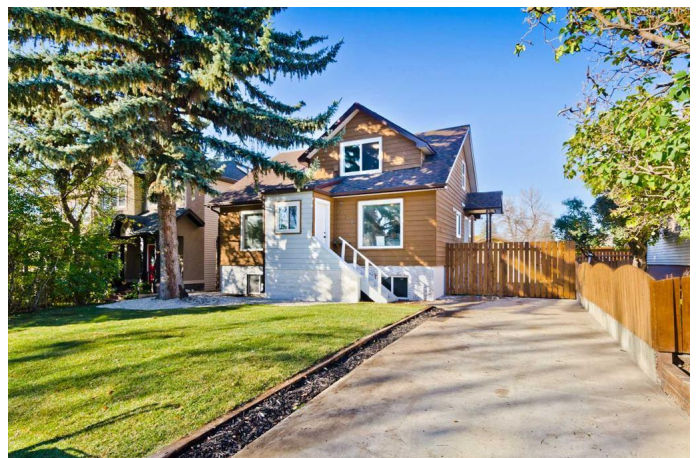
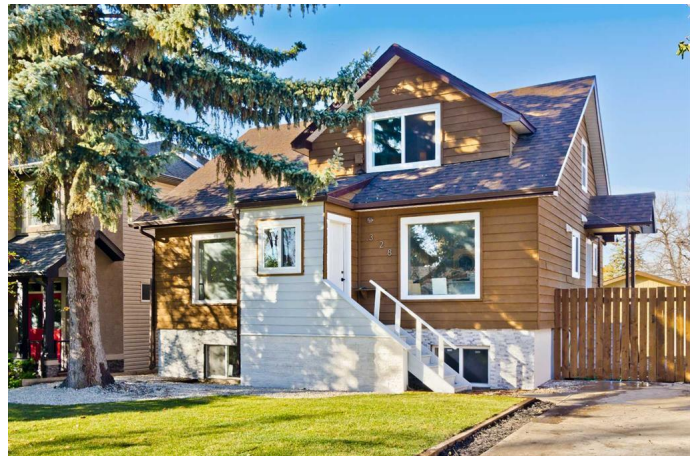
\$729,900

5 Bedroom, 4.00 Bathroom, 1,466 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

A CASH COW in Tuxedo Park! 3 rental units on inner city double lot! Either you are looking for investment short term or long term, move-in to live on main/upper level while rent the lower suite, this is the one for you! Features all separate entrance & separate laundry setting, this solid 1 & 1/2 storey home on a 50'x 120'RC-2 plat lot offers 5 bedrooms, 3 & half bathrooms, total of 2237sqft living space. Main floor boasts 2 bright south windows with newly updated LVP flooring throughout. An open kitchen with flat ceiling, pot lights, white cabinets and quartz counter tops highlights this whole level. Also comes with counter top gas stove, built-in oven and stacked washer/dryer. Two bedrooms including a master retreat features a newly added half bath ensuite offers comfortable living space for the whole family. The upper level is a one bedroom suite with its own private entrance, a good sized kitchen, large bedroom(fits king size bed), a under the counter wash/dryer combination, and a full 4 pcs bath with new vanity & light...can be easily combined into the main floor if a family wants 3 bedroom. The lower level is a self contained suite (illegal) with a separate entrance from the back side of the house, which just updated with new LVP flooring, and a brand new bathtub in the 4pcs bathroom. It offers spacious living area, 2 more bedrooms, and a gallery kitchen with white cabinets & white appliances including a gas stove. Tenant in place with \$1650/month rent. Other upgrades including fresh paint



through the whole house, a 41'x11' newly poured concrete parking pad, professional landscaped front & side yard, almost all new vinyl windows, newly built fence, and new exterior paint... Value plus 24'x22' garage with lane access also generates awesome revenue or provide space for your automobile toy. With walking distance to BUS, Shopping, Schools fast access to Deerfoot Trail and only 5 minutes drive to DT, this amazing location will hold its value with the time pass by while providing unlimited potential in future development!

Built in 1953

Essential Information

MLS® #	A2085913
Price	\$729,900
Sold Price	\$715,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,466
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	328 31 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2G2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Garage Control(s), Gas Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Front Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot, Subdivided
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

Additional Information

Date Listed	October 7th, 2023
Date Sold	November 7th, 2023
Days on Market	31
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Top Producer Realty and Property Management
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