

\$478,000 - 206 31 Avenue Ne, Calgary

MLS® #A2094218

\$478,000

2 Bedroom, 2.00 Bathroom, 901 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

A good investment property located in Tuxedo Park and is approximately 2 blocks away from Edmonton Trail. A humble bi-level duplex with 2 bedrooms on the main level and 2 bedrooms in the basement. Both levels include full baths with the main having a 4 pc bathroom and the basement having a 3 pc bathroom. The property has separate entrances for each level. Flooring is mainly laminate or tiles. Laundry is located on the main floor.

Built in 1979

Essential Information

MLS® #	A2094218
Price	\$478,000
Sold Price	\$520,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address 206 31 Avenue Ne



Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2E9

Amenities

Parking Spaces	1
Parking	Off Street

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 19th, 2023
Date Sold	December 1st, 2023
Days on Market	11
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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