

\$824,900 - 1936 31 Avenue Sw, Calgary

MLS® #A2096182

\$824,900

2 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.11 Acres

South Calgary, Calgary, Alberta

Have you been looking for an INNER-CITY lot thatâ€™s on a QUIET STREET but minutes away from the most desirable amenities? This house is situated on a 40x125 sized lot with RC2 zoning, offering an array of DEVELOPMENT POSSIBILITIES. Positioned in the heart of South Calgary, just 3 MINUTES FROM THE POPULAR MARDIA LOOP shopping district, this residence sits in a quiet location on one of South Calgaryâ€™s most desirable streets. The central location ensures accessibility, while ongoing development in the vicinity BOOSTS APPRECIATION. Explore the vision of BUILDING YOUR DREAM HOME, as BUILDER PLANS for a stunning single-family residence are READILY AVAILABLE. Enjoy the PROXIMITY TO DOWNTOWN (7 min), King Edward school (6 min walk), Phil & Sebastian Coffee Roasters (1 min), Sammie Cafe (3 min), Chinook Mall (14 min), Safeway (4 min), and River Park (4 min). This home has been well maintained which will allow you to live in it or rent it out if you desire. The house boasts 1700 SqFt of living space & encompasses 2 bedrooms and 2 baths, complemented by an OVERSIZED DOUBLE DETACHED GARAGE (can be rented for \$450/month). Whether you're an investor, a homeowner seeking a lifestyle upgrade, or someone with dreams of constructing their ideal home, this property in South Calgary holds the key to a promising future.

Built in 1947



Essential Information

MLS® #	A2096182
Price	\$824,900
Sold Price	\$775,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.11
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	1936 31 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1S9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
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Lot Description	Back Lane, Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 6th, 2023
Date Sold	April 4th, 2024
Days on Market	120
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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