

\$749,900 - 137 31 Avenue Nw, Calgary

MLS® #A2110896

\$749,900

4 Bedroom, 4.00 Bathroom, 1,862 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Nestled serenely on a tranquil street in the mature community of Tuxedo Park, this exceptional family home presents a haven of comfort and style, boasting a FULLY DEVELOPED WALK-OUT BASEMENT and a total of 2,700 sq ft of developed living space. Step inside to discover a main level adorned with a harmonious blend of laminate and carpet flooring, elevated by lofty ceilings that elevate the space with a touch of sophistication. The formal front living/dining area sets the stage for elegant entertaining, seamlessly transitioning into the kitchen, where quartz countertops, an island/eating bar, and ample storage—“including a pantry”—cater to both culinary prowess and organizational needs. Stainless steel appliances gleam against the backdrop of tasteful finishes, while a cozy breakfast nook offers a casual spot for morning coffee or intimate meals. Adjacent, the family room beckons with its welcoming corner fireplace and access to the upper deck, creating an ideal space for relaxation and connection. Completing the main level is a thoughtfully placed 2-piece powder room, ensuring convenience for guests and residents alike. Ascend to the second level to discover three generously sized bedrooms, a 4-piece main bath, and laundry facilities for added practicality. The spacious primary bedroom stands as a retreat, boasting a walk-in closet and a private 5-piece ensuite, featuring dual sinks, a soothing soaker tub, and a separate



shower. Descend to the fully developed walk-out basement, where a sprawling recreation room awaits, complete with a wet bar for effortless entertaining. The finishing touches to this level include a fourth bedroom and a convenient 2-piece bath, providing comfort and versatility for occupants and guests alike. Outside, the allure of the private south-facing backyard beckons, offering a serene retreat with a patio for al fresco dining and relaxation. Access to the double detached garage adds a touch of practicality to this idyllic setting. The community of Tuxedo Park boasts an array of amenities, with close proximity to Confederation Park, schools, shopping destinations, and convenient public transit options. Easy access to downtown via Centre Street ensures that every convenience is within reach, making this home the essence of gracious urban living in a peaceful setting.

Built in 2003

Essential Information

MLS® #	A2110896
Price	\$749,900
Sold Price	\$765,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,862
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	137 31 Avenue Nw
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Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2P1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Track Lighting, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 6th, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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