

\$949,900 - 135 31 Avenue Nw, Calgary

MLS® #A2119424

\$949,900

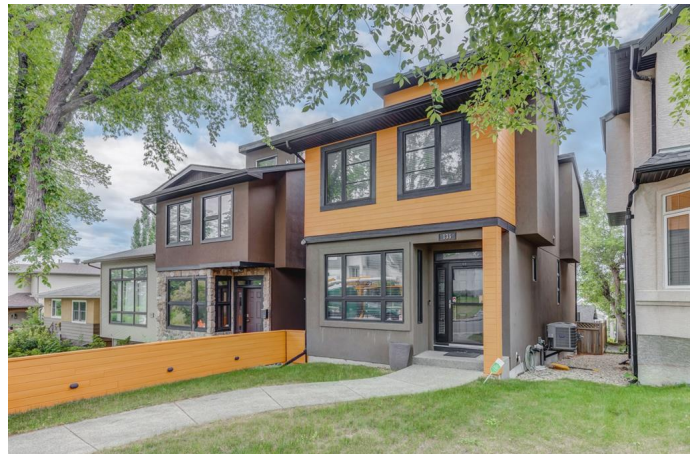
3 Bedroom, 4.00 Bathroom, 2,137 sqft
Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

ATTENTION INVESTORS and HOME OWNERS! Price just Reduced to under \$1 Million. Minutes to Downtown and steps to future GREEN LINE. Discover luxurious urban living in the heart of Calgary's thriving real estate market, nestled within the vibrant community of Tuxedo Park. This exquisite single-family detached home spans four fully finished levels, offering breathtaking views of downtown Calgary. Boasting three bedrooms (including two masters on the upper levels and one in the basement), along with a versatile loft/office/bedroom on the top floor, this residence embodies sophistication and functionality.

Step into elegance as you enter the home, greeted by custom millwork in the front dining room that sets the tone for the exquisite craftsmanship found throughout. Gleaming hardwood floors adorn the main level, accentuating the spacious open floor plan. The gourmet kitchen is a chef's dream, equipped with top-of-the-line stainless steel Viking appliances, glass mosaic tiles, rare gold speckled granite countertops, and a convenient pantry.

Entertain in style in the main floor living room, featuring impressive 12 ft ceilings, abundant south-facing windows, and a built-in coffee bar area complemented by extensive wall tiling. Step through double doors onto a private deck and low-maintenance yard, just steps away



from the double detached garage.

The upper levels offer luxurious retreats, including a spacious master bedroom with a private spa-like ensuite boasting a jetted tub, separate shower, double sinks, and an enclosed toilet. A sizable second bedroom with a cheater ensuite and large walk-in closet provides ample comfort. Convenience meets efficiency with second-floor laundry and ample storage space in all bathrooms featuring vessel sinks and granite countertops.

Ascend to the loft, offering panoramic views and versatile space ideal for a home office, play area, or easily turn into. 3RD BEDROOM WITH CITY VIEWS. The fully developed basement features in-floor heating, a third spacious bedroom, sunken-in living room, and a fourth bathroom with a luxurious steam shower, ensuring utmost comfort for guests.

Additional features include custom closet shelving, high-efficiency furnace and hot water tank, two gas fireplaces, one electric fireplace, aggregate concrete walkways, and fully landscaped front and back yards. Enjoy easy access to all amenities, major roadways, and popular Calgary districts and attractions, including Downtown, Kensington, Calgary Zoo, Telus Spark, schools, Chinatown, Deerfoot Trail, and 16th Avenue.

With public transportation and the future Green Line just steps away, this property presents an exceptional investment opportunity. Seize the chance to experience luxurious urban living in Calgary's coveted Tuxedo Park community. Schedule your private viewing today and unlock the door to your next chapter of elevated living. (Pictures were taken previous to current tenant)

Built in 2006

Essential Information

MLS® #	A2119424
Price	\$949,900
Sold Price	\$900,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,137
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	135 31 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2P1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, High Ceilings, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Dining Room, Double Sided, Gas, Living Room, Mantle, Master Bedroom
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description Back Lane, Lawn, Landscaped, Level, Rectangular Lot, Views
Roof Asphalt Shingle
Construction Stucco, Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed April 12th, 2024
Date Sold July 4th, 2024
Days on Market 83
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office Grand Realty

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