

\$599,000 - 307 31 Avenue Ne, Calgary

MLS® #A2123256

\$599,000

3 Bedroom, 2.00 Bathroom, 936 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

BUILDER & INVESTMENT ALERT This 50 x 120 feet lot is perfect for your infill project located in the inner city community of Tuxedo Park on this PRIME 5996 SqFt only A BLOCK AWAY FROM Georges P. Vanier SCHOOL & COMMUNITY PARK SPACE & within WALKING DISTANCE TO BUS STOPS & only a few short blocks to the Centre Street. This NORTH-FACING LOT has a lot to offer. Main floor features 2 bedrooms, good size living room, full bath. You'll love the great-sized living room. Both bedrooms are bright & airy. Separate side entrance to the lower level, The den/family room addition looks out into the backyard & laundry & excellent space for storage or rec room and additional bedrooms and a full bath. Book your viewing today!

Built in 1950

Essential Information

MLS® #	A2123256
Price	\$599,000
Sold Price	\$688,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	0.14
Year Built	1950
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	307 31 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2G3

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	See Remarks, Separate Entrance, Storage
Appliances	Dryer, Refrigerator, See Remarks, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2024
Date Sold	April 15th, 2024
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office YMK Real Estate & Management Inc.

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