

\$819,900 - 131 31 Avenue Nw, Calgary

MLS® #A2131948

\$819,900

3 Bedroom, 3.00 Bathroom, 1,679 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Welcome to this stunning 2-story custom infill home with a full walkout basement offering breathtaking views of the downtown skyline through the abundance of mature trees! This exceptional property has seen numerous upgrades, including a sunroom addition adjoined to the kitchen which showcases atrium windows and sliding glass doors, creating both a backdrop view of nature and a serene living environment. The main and upper levels are finished with quality maple hardwood flooring, with soaring 17-ft vaulted ceilings providing ample sunlight throughout the sunken living room and spacious dining area. Custom kitchen cherry wood cabinets, granite countertops, and a generous breakfast bar provide the perfect space for everyday living as well as entertaining. Cooks will love the high end Wolf appliances including a wall oven, spacious cooktop, Sub-Zero refrigerator and more. Additional features include 5 fireplaces, 2 skylights, a spectacular wine cellar with a ton of built-in shelving and storage plus a mirrored ceiling which highlights your collection. The walk-out lower level could be used for someone's living space if required. Keep your house cool on those hot days with 2 air conditioners. The oversized double garage is insulated and drywalled, with a gas line and ample storage space. Outside, the backyard offers a covered sundeck, brick patio, and low-maintenance landscaping. Recent improvements include a rebuilt front entrance and the back sundeck area in 2023.



Situated in a prime location near Lina’s Market, North Mount Pleasant Art Centre, Confederation Park, and other amenities, this home is truly a rare find. Don't miss the opportunity to experience this exceptional property firsthand!"

Built in 1981

Essential Information

MLS® #	A2131948
Price	\$819,900
Sold Price	\$790,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,679
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	131 31 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2P1

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Plug-In, Rear Drive, See Remarks, Side By Side

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Skylight(s), Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Range, Built-In Refrigerator, Central Air Conditioner, Dryer, Garage Control(s), Microwave, Range Hood, See Remarks, Warming Drawer, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Bedroom, Brick Facing, Dining Room, Family Room, Gas, Glass Doors, Kitchen, Living Room, Mantle, Raised Hearth, See Remarks, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting, See Remarks, Sloped Down, Views
Roof	Asphalt Shingle
Construction	Mixed, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	June 14th, 2024
Days on Market	29
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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