

# \$734,900 - 117 31 Avenue Nw, Calgary

MLS® #A2204551

**\$734,900**

4 Bedroom, 2.00 Bathroom, 903 sqft

Residential on 0.14 Acres

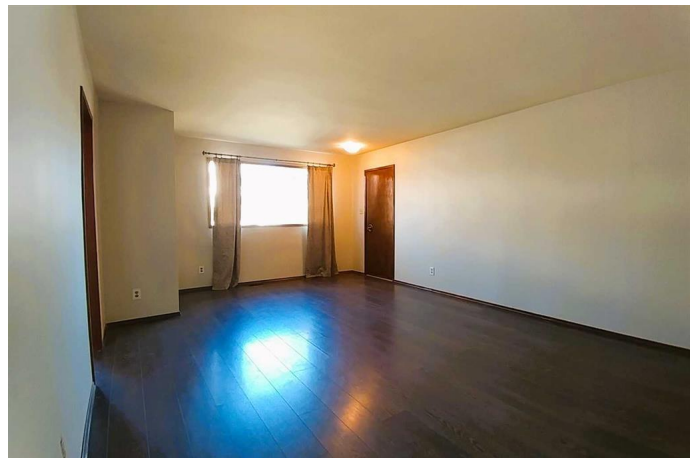
Tuxedo Park, Calgary, Alberta

A prime opportunity for this walkout infills lot! This property offers the potential for stunning downtown views. Situated on a spacious 50 x 120 lot, it features a sunny south-facing backyard. The home boasts a bright and functional layout, including a generously sized master bedroom, a well-appointed kitchen, and a fully developed basement with a separate entrance. Recent upgrades over the years include a high-efficiency furnace, a modern hot water tank, updated windows in the master bedroom and kitchen, and new shingles installed in 2022. Nestled in an excellent location, just steps from Centre Street, this home offers quick and convenient access to downtown.

Built in 1947

## Essential Information

MLS® #	A2204551
Price	\$734,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	903
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	117 31 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2P1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Exhaust Fan
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	March 21st, 2025
Days on Market	135
Zoning	R-C2

### Listing Details

Listing Office	Grand Realty
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