

# \$750,000 - 227 31 Avenue Ne, Calgary

MLS® #A2197828

## \$750,000

4 Bedroom, 2.00 Bathroom, 896 sqft  
Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

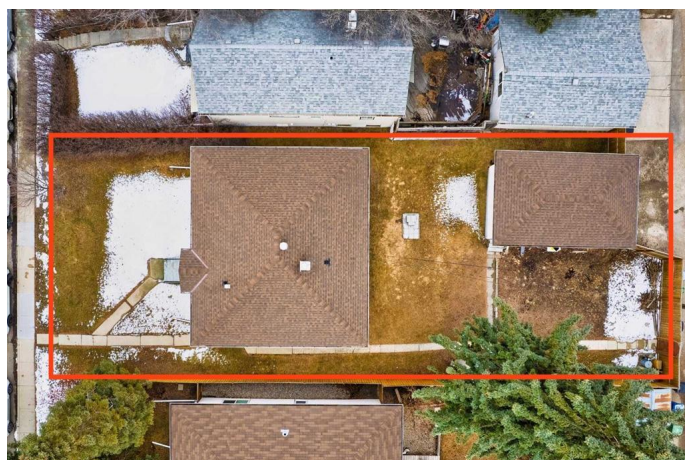
This well-maintained bungalow on a 50' x 120' R-CG lot offers incredible potential for redevelopment, investment, or rental income. Featuring a separate entrance to an illegal suite, the home includes 2 bedrooms, a bright living area, and a functional kitchen on the main floor, plus an additional 2 bedrooms, second kitchen, (illegal suite) and living space in the lower level—ideal for tenants or multi-generational living. The property also boasts a single-car garage and a spacious backyard.

Located in the sought-after inner-city community of Tuxedo Park, this home is just minutes from downtown, transit, schools, shopping, and amenities. Enjoy quick access to Edmonton Trail, Centre Street, and 16th Ave, making commutes and travel a breeze. The neighborhood is known for its tree-lined streets, parks, and proximity to great local restaurants, cafes, and shopping on Centre Street. Whether you're looking to build, invest, or move in, this is a rare opportunity in a rapidly developing area.

Built in 1952

## Essential Information

MLS® #	A2197828
Price	\$750,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	227 31 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2G1

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Washer, Window Coverings, Built-In Electric Range
Heating	Forced Air
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 13th, 2025

Days on Market 24

Zoning R-CG

### **Listing Details**

Listing Office Real Broker

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