

# \$749,900 - 117 31 Avenue Nw, Calgary

MLS® #A2204551

## \$749,900

4 Bedroom, 2.00 Bathroom, 903 sqft  
Residential on 0.14 Acres

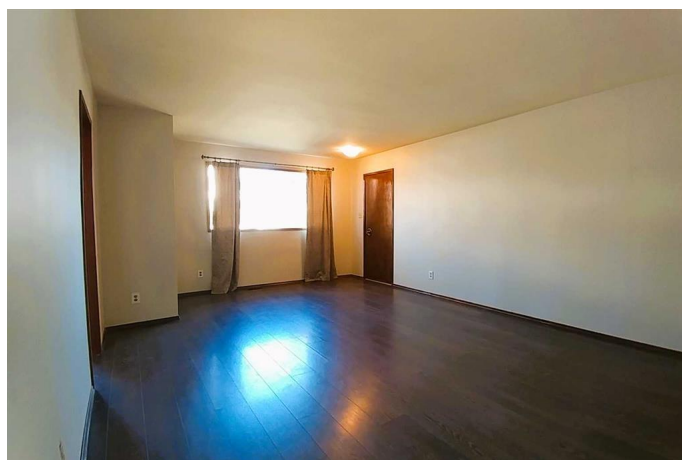
Tuxedo Park, Calgary, Alberta

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	\$749,900
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 Exhaust Fan, Forced Air  
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 14  
Zoning R-C2

### Listing Details

Listing Office Grand Realty

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