

# \$679,900 - 230 31 Avenue Ne, Calgary

MLS® #A2228915

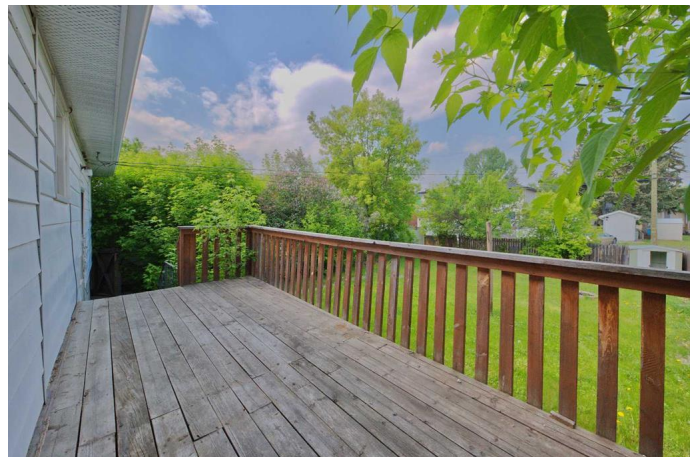
**\$679,900**

3 Bedroom, 2.00 Bathroom, 837 sqft  
Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

PERFECT STARTER HOME OR INVESTMENT PROPERTY NICELY LOCATED IN DESIRABLE TUXEDO PARK. SHORT WALK TO PARK, RESTAURANTS, LINA'S ITALIAN MARKET AND EASY ACCESS TO DOWNTOWN , SAIT, U OF C, FOOTHILLS HOSPITAL & DEERFOOT TRAIL. IT IS A BUILDER'S DREAM FOR NEW BUILDING PROJECTS. THIS LOVELY HOME HAS 2 BEDROOMS ON THE MAIN WITH FULL BATHROOM AND SEPARATE ENTRANCE TO A FULLY DEVELOPED BASEMENT WITH 1 BEDROOM, RECREATION ROOM & ANOTHER FULL BATHROOM & A WET BAR . THERE IS ALSO A SINGLE ATTACHED GARAGE WHICH IS NICE TO HAVE FOR THE WINTER MONTHS. QUICK POSSESSION IS AVAILABLE ON THIS PROPERTY AND SHORT NOTICE SHOWING CAN BE ARRANGED THROUGH SHOWINGTIME. HOUSE & ALL APPLIANCES ARE TO BE SOLD AS IS. BUYER TO ACCEPT CURRENT RPR WITH CERTIFICATE OF COMPLIANCE STAMPED ON MAY 27, 2008. THIS PROPERTY HAS LOT SIZE 50 FT X 120 FT WITH ZONING RCG . AS SELLERS REQUESTED PLEASE DO NOT USE WASHROOM SINCE WATER HAS BEEN SHUT OFF. PLEASE BOOK YOUR PRIVATE TOUR AND DO NOT MISS OUT.

Built in 1949



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228915    |
| Price          | \$679,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 837         |
| Acres          | 0.14        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 230 31 Avenue Ne |
| Subdivision | Tuxedo Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 2E9          |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Garage Faces Front, On Street, Single Garage Attached |
| # of Garages   | 1   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home             |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                     |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full                              |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |

|              |                        |
|--------------|------------------------|
| Construction | Brick, Aluminum Siding |
| Foundation   | Poured Concrete        |

### **Additional Information**

|             |                |
|-------------|----------------|
| Date Listed | June 8th, 2025 |
| Zoning      | R-CG           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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