

# \$719,900 - 314 31 Avenue Ne, Calgary

MLS® #A2233084

**\$719,900**

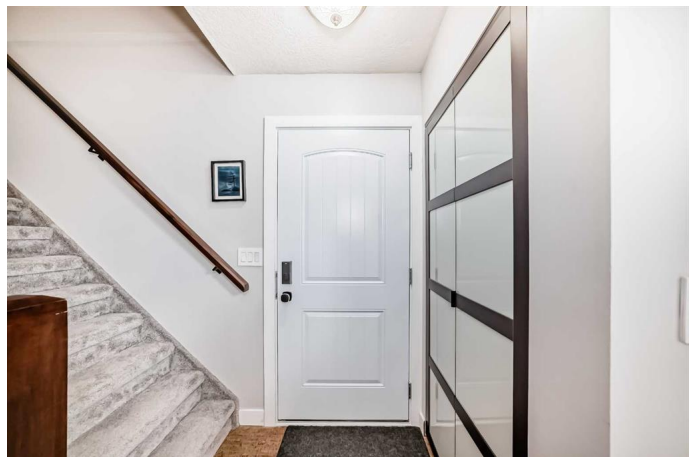
4 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Exceptional opportunity to own a modern, detached single-family home in the heart of Tuxedo Park! This meticulously maintained older infill boasts recent upgrades, including a fully renovated kitchen with sleek cabinetry, stunning quartz countertops, an open-concept breakfast bar, and new appliances. Beautiful cork flooring flows throughout the main level, complemented by a cozy fireplace with cultured stone veneer in the living room. A versatile flex room/office opens to a charming, tiled sunroom. A separate side entrance provides easy access to both the main floor and basement.

Upstairs, enjoy a renovated bathroom (2015), three bedrooms, and a sunny south-facing balcony off the primary bedroom with breathtaking views. New carpet throughout the upper level recently installed. The professionally developed basement (2015) features brand new carpeting, a full 4-piece bathroom, media/rec room, and an additional 4th bedroom. Stay cool this summer with central air conditioning and relax in the beautifully landscaped backyard, complete with a 2018 composite deck (25x12) and hot tub. The low-maintenance front yard showcases a rock garden, and a beautiful covered front porch. A double detached garage offers ample parking and storage. Additional recent upgrades include a new furnace and exterior doors. This gem won't last! schedule your viewing today!



Built in 1981

### Essential Information

MLS® #	A2233084
Price	\$719,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,468
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	314 31 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2G2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Rhinorealty
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