

# \$530,000 - 211 31 Avenue Ne, Calgary

MLS® #A2237048

**\$530,000**

3 Bedroom, 2.00 Bathroom, 676 sqft

Residential on 0.10 Acres

Tuxedo Park, Calgary, Alberta

INVESTOR ALERT! Beautiful bungalow nestled in Tuxedo Park. This well-maintained bungalow is situated on a spacious 4508 sqft rectangular lot. With 3 bedrooms and 2 full bathrooms, this home features two separate living units (illegal suite), one on each level. Recent upgrades include two new furnaces and two hot water tanks 2020, basement bathroom and kitchen 2020, new exterior upper unit front and back staircases, new roof 2018. The upper level has two separate private entrances (front and back), newer kitchen cabinets and backsplash, bright main floor has a functional layout with large living area, kitchen with eating nook, 2 spacious bedrooms, and a 4pc bath. The large windows allow for plenty of natural light. The illegal BASEMENT SUITE has two separate private entrances (front and back walk-up to grade), also boasts a sizable living area, large windows throughout allowing ample natural light, a spacious bedroom, upgraded bathroom and kitchen with eating nook.

Laundry room has a separate entrance for each unit (upper unit exterior entrance in back), and separate unit connections for washer/dryer, there are also separate utility meters for each unit.

The large south facing fenced backyard provides plenty of recreation space, a concrete patio, two large storage sheds providing plenty of storage, and parking stalls (2-4 depending on size of vehicles). Steps from parks, Tuxedo Corner Playground, Balmoral Circus Park,



Tuxedo Park Community Association, greenspaces, retail shopping, Safeway, restaurants, The Italian Supermarket, Peterâ€™s Drive-in, and City transit. This incredible opportunity wonâ€™t last, schedule your viewing today!

Built in 1957

**Essential Information**

MLS® #	A2237048
Price	\$530,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	676
Acres	0.10
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	211 31 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2G1

**Amenities**

Parking Spaces	2
Parking	Parking Pad, Stall, Unpaved

**Interior**

Interior Features	No Smoking Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 15th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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