



GRASSROOTS
REALTY GROUP

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314 31 Avenue NE
Calgary, Alberta

MLS # A2233084



\$719,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,468 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscap		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: Hot Tub

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!