



GRASSROOTS
REALTY GROUP

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211 31 Avenue NE
Calgary, Alberta

MLS # A2237048



\$530,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	676 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Stall, Unpaved		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: NONE

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, Peter's Drive-in, and City transit. This incredible opportunity won't last, schedule your viewing today!