



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

134 31 Avenue NE
Calgary, Alberta

MLS # A2237655



\$529,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	872 sq.ft.	Age:	1912 (113 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Skylight(s), Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

****Adjacent to empty lot, Big Double detached Garage**** Welcome to this charming home located in the highly sought-after community of Tuxedo Park. Whether you're an investor looking for rental income or redevelopment potential, or a buyer eager to settle into this vibrant neighborhood, this property offers a range of exciting opportunities. This inviting residence features two bedrooms and one-and-a-half bathrooms. Large windows fill the space with natural light, highlighting the beautiful hardwood floors throughout. The spacious kitchen offers ample storage and generous counter space—perfect for everyday living or entertaining. Upstairs, you'll find a unique primary bedroom retreat complete with its own private two-piece bathroom. The fully finished basement includes the second bedroom and a cozy family room, offering additional living space and flexibility. Over the years, the home has seen numerous updates including plumbing, electrical, flooring, and the main water line—providing peace of mind and long-term value. Don't miss this incredible opportunity to be part of the vibrant and growing Tuxedo Park community!