



GRASSROOTS
REALTY GROUP

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

221 31 Avenue NE
Calgary, Alberta

MLS # A2274160



\$599,000

| | | | |
|------------------|----------------------|---------------|-------------------|
| Division: | Tuxedo Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 841 sq.ft. | Age: | 1949 (77 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Soaking Tub, Suspended Ceiling | | |

Inclusions: None

Nestled in the heart of desirable Tuxedo Park, this inner-city property offers a rare opportunity on a full 4854 sq ft R-CG lot—ideal for future redevelopment or a creative renovation project. Located just minutes from downtown Calgary, this home puts you close to schools, playgrounds, shopping, and well-loved walking and bike paths that connect the best of the community. Tuxedo Park itself is a hidden gem for those who love the convenience of city living without sacrificing a sense of community. Tree-lined streets, charming older homes, and a mix of new development give the area a vibrant, evolving feel. You’re walking distance to multiple parks, top-rated schools, corner cafes, and public transit—including quick access to the future Green Line LRT. Commuters, cyclists, and families alike appreciate the neighbourhood’s balance of quiet residential pockets and easy connectivity to major routes like Edmonton Trail and Centre Street. The current home features a bright main living area with laminate flooring, a spacious kitchen with vintage charm, and a partially finished basement offering additional flexible living space. Outside, enjoy raised garden beds, a private backyard, and a generous covered deck—perfect for year-round use or reimagining into your dream outdoor retreat. Whether you’re an investor, builder, or buyer looking to personalize a space in one of Calgary’s most promising inner-city communities, this property holds plenty of potential. Don’t miss your chance to explore the lifestyle and opportunity that Tuxedo Park has to offer—book your showing today.