



123 31 Avenue NW  
Calgary, Alberta

MLS # A2287530



**\$759,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,920 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Separate Entrance		

**Inclusions:** Radon Mitigation, Hot Tub, Alarm system is with Telus and service sign up will be required.

Vibrant and walkable offering a great urban vibe with easy access to parks and transit. Living is easy in this well rounded, over 1900 sq.ft., 4 bedroom, 4 bath home. Open concept, spacious living room with gas fireplace, dining room that can easily host large gatherings, kitchen with a convenient walk-in pantry, eating bar and a large color drenched flex room. Open and bright floor plan, 9 foot ceilings, hardwood floors, gas fireplace and plenty of clever, custom, California closet cabinetry. The upper floor is equally inviting; featuring a spacious primary bedroom with walk-in closet and a 4 piece ensuite. The kids will love the two additional bedrooms with lovely light, a four piece bath and full size laundry room completes the second level. A fully finished walkout basement features a bedroom, full bath and a rec room. Enjoy the outdoor living spaces; sunny, south top deck with cool Craft-Bilt aluminum deck surface plus a walk out patio with hot tub. Both front and back yards feature a perfect blend of softscape with mature foliage and flora. A large double garage provides convenient off-street parking. Other highlights include: new furnace, new Lux, triple pane windows including sliding deck door, basement door and garage man door, newer carpets, BBQ gas line, Hot tub, Central Air and Radon mitigation system. Don't forget, reimagined Tuxedo Park Corner Playground is just a stone's throw away - sporting a new playground with ground level features, accessible flooring and interesting climbing equipment. The large park area has strolling, sitting spots plus a great place to learn bicycling, making this playground a definite winner.