



**135 31 Avenue NW**  
**Calgary, Alberta**

**MLS # A2119424**



**\$949,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Tuxedo Park  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 3 Storey   |               |                   |
| <b>Size:</b>     | 2,137 sq.ft.   | <b>Age:</b>   | 2006 (18 yrs old) |
| <b>Beds:</b>     | 3  | <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, Lawn, Landscaped, Level, Rectangular Lot, Views |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding                      | <b>Zoning:</b>    | R-C2 |
| <b>Foundation:</b> | Poured Concrete                                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Built-in Features, High Ceilings, Storage |                   |      |

**Inclusions:** N/A

ATTENTION INVESTORS and HOME OWNERS! Price just Reduced to under \$1 Million. Minutes to Downtown and steps to future GREEN LINE. Discover luxurious urban living in the heart of Calgary's thriving real estate market, nestled within the vibrant community of Tuxedo Park. This exquisite single-family detached home spans four fully finished levels, offering breathtaking views of downtown Calgary. Boasting three bedrooms (including two masters on the upper levels and one in the basement), along with a versatile loft/office/bedroom on the top floor, this residence embodies sophistication and functionality. Step into elegance as you enter the home, greeted by custom millwork in the front dining room that sets the tone for the exquisite craftsmanship found throughout. Gleaming hardwood floors adorn the main level, accentuating the spacious open floor plan. The gourmet kitchen is a chef's dream, equipped with top-of-the-line stainless steel Viking appliances, glass mosaic tiles, rare gold speckled granite countertops, and a convenient pantry. Entertain in style in the main floor living room, featuring impressive 12 ft ceilings, abundant south-facing windows, and a built-in coffee bar area complemented by extensive wall tiling. Step through double doors onto a private deck and low-maintenance yard, just steps away from the double detached garage. The upper levels offer luxurious retreats, including a spacious master bedroom with a private spa-like ensuite boasting a jetted tub, separate shower, double sinks, and an enclosed toilet. A sizable second bedroom with a cheater ensuite and large walk-in closet provides ample comfort. Convenience meets efficiency with second-floor laundry and ample storage space in all bathrooms featuring vessel sinks and granite countertops. Ascend to the loft, offering panoramic views and versatile space ideal for a

home office, play area, or easily turn into. 3RD BEDROOM WITH CITY VIEWS. The fully developed basement features in-floor heating, a third spacious bedroom, sunken-in living room, and a fourth bathroom with a luxurious steam shower, ensuring utmost comfort for guests. Additional features include custom closet shelving, high-efficiency furnace and hot water tank, two gas fireplaces, one electric fireplace, aggregate concrete walkways, and fully landscaped front and back yards. Enjoy easy access to all amenities, major roadways, and popular Calgary districts and attractions, including Downtown, Kensington, Calgary Zoo, Telus Spark, schools, Chinatown, Deerfoot Trail, and 16th Avenue. With public transportation and the future Green Line just steps away, this property presents an exceptional investment opportunity. Seize the chance to experience luxurious urban living in Calgary's coveted Tuxedo Park community. Schedule your private viewing today and unlock the door to your next chapter of elevated living. (Pictures were taken previous to current tenant)