



GRASSROOTS
REALTY GROUP

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228 31 Avenue NW
Calgary, Alberta

MLS # A2165434



\$777,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,139 sq.ft.	Age:	1945 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Partially Finished

LLD: -

Exterior: Stucco, Wood Frame

Zoning: R-C2

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: None

Attention Builders and Developers!!! Discover a prime opportunity in the sought-after Tuxedo community with this spacious 50' x 120' inner-city lot, nestled on a serene, quiet street. The City's new Blanket Rezoning Policy opens up incredible redevelopment potential for this property. The main floor features a living room, formal dining area, two bedrooms, a den, kitchen, cozy breakfast nook, and a full bath. The partially finished lower level includes a family room and an additional 4-piece bath. Perfectly situated near grocery stores, restaurants, parks, transit, and schools, this location offers both convenience and lifestyle appeal. Don't miss this chance to invest in one of the city's most promising redevelopment areas!