



227 31 Avenue NE
Calgary, Alberta

MLS # A2197828

\$750,000



Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	896 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Hood Fan

This well-maintained bungalow on a 50' x 120' R-CG lot offers incredible potential for redevelopment, investment, or rental income. Featuring a separate entrance to an illegal suite, the home includes 2 bedrooms, a bright living area, and a functional kitchen on the main floor, plus an additional 2 bedrooms, second kitchen, (illegal suite) and living space in the lower level—ideal for tenants or multi-generational living. The property also boasts a single-car garage and a spacious backyard. Located in the sought-after inner-city community of Tuxedo Park, this home is just minutes from downtown, transit, schools, shopping, and amenities. Enjoy quick access to Edmonton Trail, Centre Street, and 16th Ave, making commutes and travel a breeze. The neighborhood is known for its tree-lined streets, parks, and proximity to great local restaurants, cafes, and shopping on Centre Street. Whether you're looking to build, invest, or move in, this is a rare opportunity in a rapidly developing area.