



117 31 Avenue NW  
Calgary, Alberta

MLS # A2204551



**\$749,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Exhaust Fan, Forced Air

**Floors:** Ceramic Tile, Hardwood, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C2

**Utilities:** -

**Inclusions:** NA

A prime opportunity for this walkout infills lot! This property offers the potential for stunning downtown views. Situated on a spacious 50 x 120 lot, it features a sunny south-facing backyard. The home boasts a bright and functional layout, including a generously sized master bedroom, a well-appointed kitchen, and a fully developed basement with a separate entrance. Recent upgrades over the years include a high-efficiency furnace, a modern hot water tank, updated windows in the master bedroom and kitchen, and new shingles installed in 2022. Nestled in an excellent location, just steps from Centre Street, this home offers quick and convenient access to downtown.