



GRASSROOTS
REALTY GROUP

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117 31 Avenue NW
Calgary, Alberta

MLS # A2204551



\$734,900

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

Heating:	Exhaust Fan, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

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.