



GRASSROOTS
REALTY GROUP

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316 31 Avenue NE
Calgary, Alberta

MLS # A2211370



\$645,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,521 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Wet Bar		

Inclusions: NA

Calling all home improvement enthusiasts and savvy buyers! Nestled in the heart of Tuxedo Park, this detached 4-bedroom, 2.5-bathroom home offers over 2,290 sq ft fully finished living space—the perfect blend of opportunity, character, and location. Step inside to a classic layout featuring a bright living room with a wood-burning fireplace, a kitchen with plenty of storage, separate dining room, and the convenience of main floor laundry. Upstairs, you’ll find three bedrooms, including a primary suite with its own private balcony—a peaceful spot to enjoy your morning coffee. The finished basement features a wet bar, a fourth bedroom, and some retro wood panelling that’s equal parts funky and fun. Enjoy Calgary’s warmer months from your spacious deck or gathered around the backyard fire pit. A double detached garage and fenced yard complete the package. The potential of this home is undeniable! Whether you’re a frequent flyer looking for quick access to the airport, working downtown, a DIYer, or even a developer ready for your new infill project. This property is worth a look!