

# \$899,000 - 116 31 Avenue Nw, Calgary

MLS® #A2211167

**\$899,000**

4 Bedroom, 4.00 Bathroom, 1,564 sqft  
Residential on 0.17 Acres

Tuxedo Park, Calgary, Alberta

Attention Investors and Developers! A rare lot with limitless potential.

Discover this exceptional turnkey investment opportunity in the highly sought-after neighborhood of Tuxedo Park. Situated on a rare 62-foot wide by 120-foot deep lot with R-CG zoning, this property offers stunning downtown city views and significant redevelopment potential.

The home contains four self-contained illegal suites, each with its own entrance, deck or green space, and access to beautiful city views. These units are designed for privacy and comfort, appealing to long-term tenants.

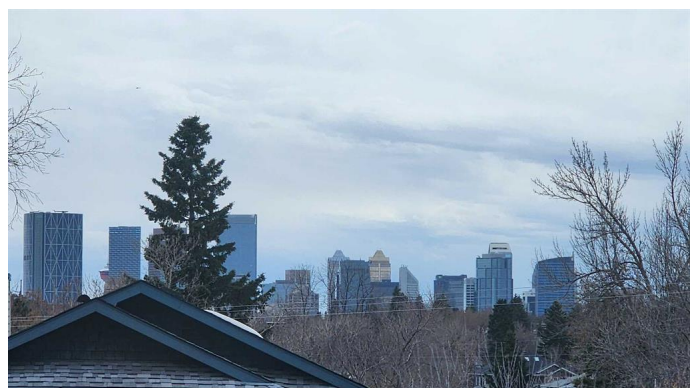
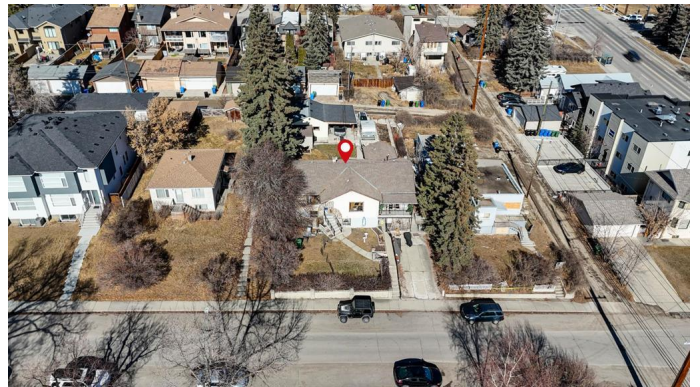
This is an ideal property for future redevelopment or long-term holding, especially with the recent city-wide rezoning policies encouraging greater density. Located minutes from downtown, SAIT, U of C, top-rated schools, public transit, and major roadways, the convenience and potential here are unmatched.

Don't miss this rare chance to invest in one of Calgary's most desirable inner-city communities.

Built in 1949

## Essential Information

MLS® #                      A2211167



Price	\$899,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,564
Acres	0.17
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	116 31 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M2N9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad, Carport
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Central, Wall Furnace
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Cleared
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	April 11th, 2025
Days on Market	14
Zoning	R-CG

## **Listing Details**

Listing Office	CIR Realty
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