

# \$645,000 - 316 31 Avenue Ne, Calgary

MLS® #A2211370

**\$645,000**

4 Bedroom, 3.00 Bathroom, 1,521 sqft  
Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

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!

Built in 1981

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2211370    |
| Price          | \$645,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,521       |
| Acres          | 0.07        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 316 31 Avenue Ne |
| Subdivision | Tuxedo Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 2G2          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Wet Bar                                                                                       |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Living Room, Mantle, Wood Burning                                                             |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, Private Yard, Storage   |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Wood Frame               |
| Foundation        | Wood                             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 13               |
| Zoning         | R-CG             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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