

# \$700,000 - 227 31 Avenue Ne, Calgary

MLS® #A2197828

**\$700,000**

4 Bedroom, 2.00 Bathroom, 896 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

This well-maintained bungalow on a 50' x 120' R-CG lot offers incredible potential for redevelopment, investment, or rental income. Featuring a separate entrance to an illegal suite, the home includes 2 bedrooms, a bright living area, and a functional kitchen on the main floor, plus an additional 2 bedrooms, second kitchen, (illegal suite) and living space in the lower level—ideal for tenants or multi-generational living. The property also boasts a single-car garage and a spacious backyard.

Located in the sought-after inner-city community of Tuxedo Park, this home is just minutes from downtown, transit, schools, shopping, and amenities. Enjoy quick access to Edmonton Trail, Centre Street, and 16th Ave, making commutes and travel a breeze. The neighborhood is known for its tree-lined streets, parks, and proximity to great local restaurants, cafes, and shopping on Centre Street. Whether you're looking to build, invest, or move in, this is a rare opportunity in a rapidly developing area.

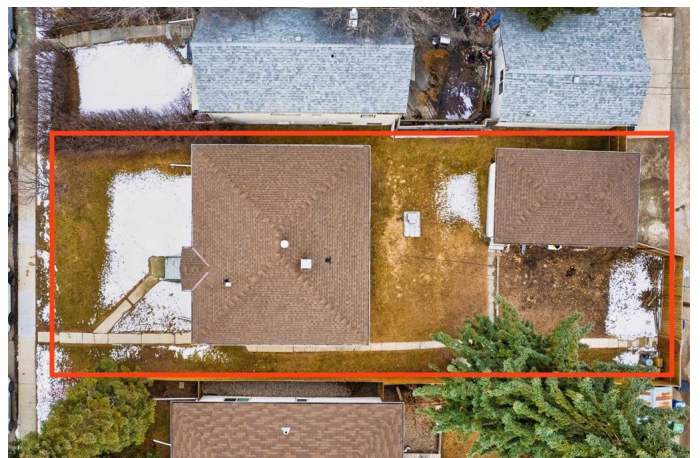
Built in 1952

## Essential Information

MLS® # A2197828

Price \$700,000

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 896         |
| Acres          | 0.14        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 227 31 Avenue Ne |
| Subdivision | Tuxedo Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 2G1          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | See Remarks                                                            |
| Appliances        | Built-In Electric Range, Dryer, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                             |
| Cooling           | None                                                                   |
| Fireplaces        | None                                                                   |
| Has Basement      | Yes                                                                    |
| Basement          | Finished, Full                                                         |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other                             |
| Lot Description   | Back Lane, Back Yard, See Remarks |
| Roof              | Asphalt Shingle                   |
| Construction      | Stucco, Wood Frame, Wood Siding   |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 50               |
| Zoning         | R-CG             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.