

# \$529,900 - 134 31 Avenue Ne, Calgary

MLS® #A2237655

**\$529,900**

2 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.10 Acres

Tuxedo Park, Calgary, Alberta

**\*\*Adjacent to empty lot, Big Double detached Garage\*\*** Welcome to this charming home located in the highly sought-after community of Tuxedo Park. Whether you're an investor looking for rental income or redevelopment potential, or a buyer eager to settle into this vibrant neighborhood, this property offers a range of exciting opportunities. This inviting residence features two bedrooms and one-and-a-half bathrooms. Large windows fill the space with natural light, highlighting the beautiful hardwood floors throughout. The spacious kitchen offers ample storage and generous counter space—perfect for everyday living or entertaining. Upstairs, you'll find a unique primary bedroom retreat complete with its own private two-piece bathroom. The fully finished basement includes the second bedroom and a cozy family room, offering additional living space and flexibility. Over the years, the home has seen numerous updates including plumbing, electrical, flooring, and the main water line—providing peace of mind and long-term value. Don't miss this incredible opportunity to be part of the vibrant and growing Tuxedo Park community!

Built in 1912

## Essential Information

MLS® #                   A2237655

Price                     \$529,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 872               |
| Acres          | 0.10              |
| Year Built     | 1912              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 134 31 Avenue Ne |
| Subdivision | Tuxedo Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E2E7           |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, Garage Door Opener, Additional Parking, On Street, Oversized |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home, Skylight(s), Vaulted Ceiling(s)  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garburator |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Back Yard, Lawn, Rectangular Lot, Treed, Fruit Trees/Shrub(s) |

|              |                                  |
|--------------|----------------------------------|
| Roof         | Asphalt Shingle                  |
| Construction | Stucco, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 60             |
| Zoning         | R-CG           |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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