

\$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.

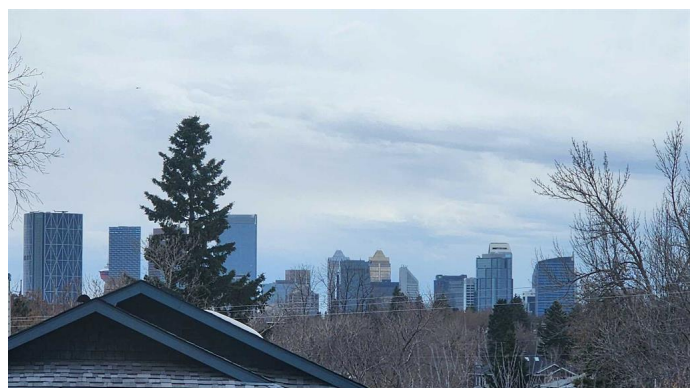
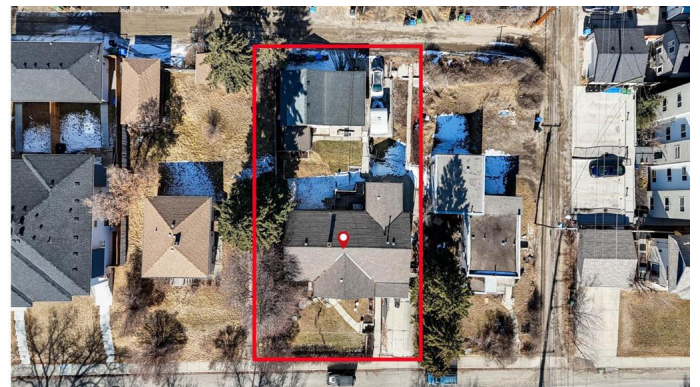
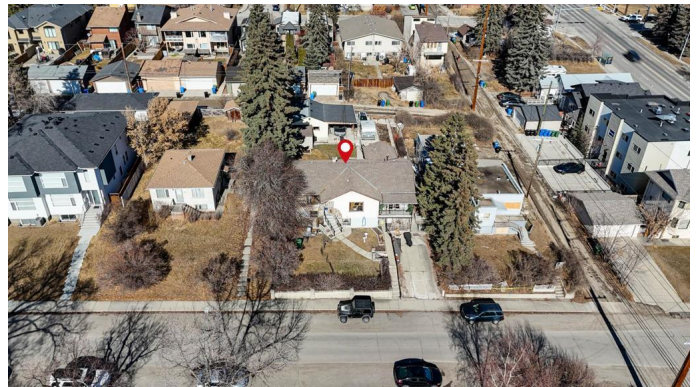
This is an ideal property for future redevelopment or long-term holding, especially with the recent city-wide rezoning policies encouraging greater density. Located minutes from downtown, SAIT, U of C, top-rated schools, public transit, and major roadways, the convenience and potential here are unmatched.

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 7
Zoning R-CG

Listing Details

Listing Office CIR Realty

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