

# \$549,000 - 134 31 Avenue Ne, Calgary

MLS® #A2237655

**\$549,000**

2 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.10 Acres

Tuxedo Park, Calgary, Alberta

**\*\*Motivated Sellers looking for serious offers, Adjacent to empty lot\*\*** 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                     \$549,000



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	Additional Parking, Double Garage Detached, Garage Door Opener, On Street, Oversized
# of Garages	2

### Interior

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

### Exterior

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

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

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	47
Zoning	R-CG

**Listing Details**

Listing Office	Grassroots Realty Group
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