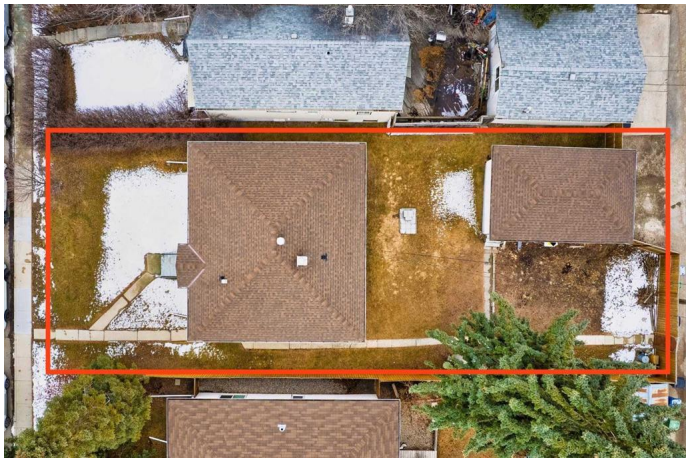
$700,000 - 227 31 Avenue Ne, Calgary

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 levelâ€”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	49
Zoning	R-CG

Listing Details

Listing Office	Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.