

# \$645,000 - 316 31 Avenue Ne, Calgary

MLS® #A2211370

**\$645,000**

4 Bedroom, 3.00 Bathroom, 1,521 sqft  
Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Calling all home improvement enthusiasts and savvy buyers! Nestled in the heart of Tuxedo Park, this detached 4-bedroom, 2.5-bathroom home offers over 2,290 sq ft fully finished living space—the perfect blend of opportunity, character, and location.

Step inside to a classic layout featuring a bright living room with a wood-burning fireplace, a kitchen with plenty of storage, separate dining room, and the convenience of main floor laundry. Upstairs, you'll find three bedrooms, including a primary suite with its own private balcony—a peaceful spot to enjoy your morning coffee. The finished basement features a wet bar, a fourth bedroom, and some retro wood panelling that's equal parts funky and fun.

Enjoy Calgary's warmer months from your spacious deck or gathered around the backyard fire pit. A double detached garage and fenced yard complete the package.

The potential of this home is undeniable! Whether you're a frequent flyer looking for quick access to the airport, working downtown, a DIYer, or even a developer ready for your new infill project. This property is worth a look!

Built in 1981

## Essential Information



MLS® #	A2211370
Price	\$645,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,521
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	316 31 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2G2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Wet Bar
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	April 19th, 2025
Days on Market	6
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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