

\$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 | 19 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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