

228 31 Avenue NW
Calgary, Alberta

MLS # A2184842



\$759,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,098 sq.ft.	Age:	1945 (80 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Level, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: N/A

Amazing Opportunity for Builders, Developers and Investors! Dive into the immense potential that this prime 50' x 120' lot in the coveted community of Tuxedo. Located on a peaceful, tree-laden street, this inner-city treasure stands ready for a redevelopment project, further boosted by the City's recent rezoning. Strategically situated within easy reach of vital amenities such as public transportation, varied dining options, supermarkets, schools, and inviting parks, Tuxedo is the place to be. This charming property features a generously sized main floor that includes a warm living room, dining area, two spacious bedrooms, and a multi-purpose den. The kitchen, complete with a charming breakfast nook, promises warmth and homeliness. The fully finished basement offers expanded living space with an additional family room, an extra bedroom, and a 4-piece bathroom. Capitalize on this rare chance to make a significant investment in one of the city's most prospective redevelopment zones. Act now & opportunities like this don't come often!