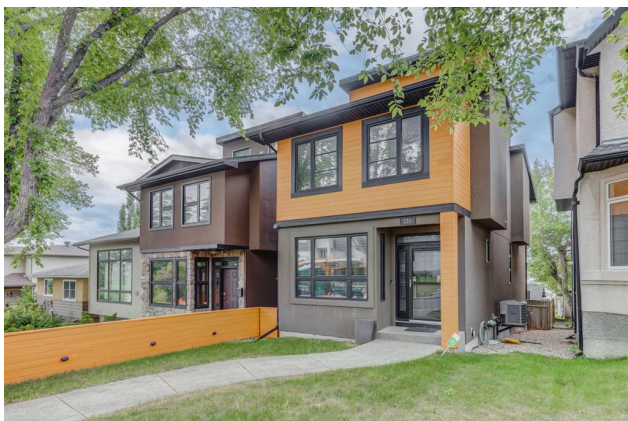


**135 31 Avenue, Calgary T2M 2P1**

MLS®#: **A2119424** Area: **Tuxedo Park** Listing Date: **04/12/24** List Price: **\$1,028,000**  
 Status: **Active** County: **Calgary** Change: **-\$71k, 17-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2006**  
Lot Information  
 Lot Sz Ar: **3,003 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,137**  
 Low Sqft:  
 Ttl Sqft: **2,137**

DOM

**34**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Lawn,Landscaped,Level,Rectangular Lot,Views**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:  
 Heating: **Forced Air,Natural Gas** **Stucco,Wood Frame,Wood Siding**  
 Sewer: Flooring:  
 Ext Feat: **Lighting,Private Entrance,Private Yard,Rain Gutters** **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,High Ceilings,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 10`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`7" x 9`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`4" x 15`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`6" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`1" x 12`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`7" x 8`7"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`7" x 4`11"</b>	<b>Bonus Room</b>	<b>Third</b>	<b>17`0" x 10`10"</b>
<b>Family Room</b>	<b>Basement</b>	<b>18`4" x 14`9"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>16`2" x 5`11"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>16`4" x 6`0"</b>	<b>5pc Bathroom</b>	<b>Upper</b>	<b>10`9" x 4`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`11"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>13`5" x 4`11"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**2617AG**

Remarks

Pub Rmks:

Discover luxurious urban living in the heart of Calgary's thriving real estate market, nestled within the vibrant community of Tuxedo Park. This exquisite single-family detached home spans four fully finished levels, offering breathtaking views of downtown Calgary. Boasting three bedrooms (including two masters on the upper levels and one in the basement), along with a versatile loft/office/bedroom on the top floor, this residence embodies sophistication and functionality. Step into elegance as you enter the home, greeted by custom millwork in the front dining room that sets the tone for the exquisite craftsmanship found throughout. Gleaming hardwood floors adorn the main level, accentuating the spacious open floor plan. The gourmet kitchen is a chef's dream, equipped with top-of-the-line stainless steel Viking appliances, glass mosaic tiles, rare gold speckled granite countertops, and a convenient pantry. Entertain in style in the main floor living room, featuring impressive 12 ft ceilings, abundant south-facing windows, and a built-in coffee bar area complemented by extensive wall tiling. Step through double doors onto a private deck and low-maintenance yard, just steps away from the double detached garage. The upper levels offer luxurious retreats, including a spacious master bedroom with a private spa-like ensuite boasting a jetted tub, separate shower, double sinks, and an enclosed toilet. A sizable second bedroom with a cheater ensuite and large walk-in closet provides ample comfort. Convenience meets efficiency with second-floor laundry and ample storage space in all bathrooms featuring vessel sinks and granite countertops. Ascend to the loft, offering panoramic views and versatile space ideal for a home office, play area, or additional bedroom. The fully developed basement features in-floor heating, a third spacious bedroom, sunken-in living room, and a fourth bathroom with a luxurious steam shower, ensuring utmost comfort for guests. Additional features include custom closet shelving, high-efficiency furnace and hot water tank, two gas fireplaces, one electric fireplace, aggregate concrete walkways, and fully landscaped front and back yards. Enjoy easy access to all amenities, major roadways, and popular Calgary districts and attractions, including Downtown, Kensington, Calgary Zoo, Telus Spark, schools, Chinatown, Deerfoot Trail, and 16th Avenue. With public transportation and the future Green Line just steps away, this property presents an exceptional investment opportunity. Currently rented for \$3200/monthly, seize the chance to experience luxurious urban living in Calgary's coveted Tuxedo Park community. Schedule your private viewing today and unlock the door to your next chapter of elevated living. (Pictures were taken previous to current tenant)

Inclusions:  
Property Listed By:

N/A  
**Grand Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















