

110 31 Avenue, Calgary T2M 2N9

MLS®#: **A2131685** Area: **Tuxedo Park** Listing Date: **05/13/24** List Price: **\$875,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 01-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **6,000 sqft**
 Lot Shape: **50 x 120**

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

192
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Corner Lot,Level,Street Lighting,Rectangular Lot**
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities:
 Construction:
 Flooring:
 Water Source:
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**
 Legal Desc: **2617AG**
 Zoning: **HGO**

Remarks

Pub Rmks: **** Attention Developers/Investors/Builders - FULLY APPROVED - Grade-Oriented (H-GO) Zoning!! ** Amazing opportunity to buy this 50' x 120' lot in very desirable Tuxedo Park with H-GO zoning! Location is outstanding - 3 blocks away from Confederation Park, very easy access to Deerfoot Trail/Airport, bus stop a few blocks**

Inclusions: **away and minutes to downtown!**
Property Listed By: **N/A**
RE/MAX Landan Real Estate

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