



THE
A-TEAM

**RE/MAX
FIRST**

228 31 Avenue, Calgary T2M 2P2

MLS®#: **A2165434**

Area: **Tuxedo Park**

Listing Date: **10/01/24**

List Price: **\$777,000**

Status: **Active**

County: **Calgary**

Change: **-\$23k, 14-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Calgary

Year Built:

1945

Lot Information

Lot Sz Ar:

6,000 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,139

Low Sqft:

Ttl Sqft:

1,139

DOM

51

Layout

Beds:

2 (2)

Baths:

1.0 (1 0)

Style:

Bungalow

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Lane,Rectangular Lot

Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`10" x 12`0"	Dining Room	Main	12`0" x 12`0"
Bedroom - Primary	Main	10`10" x 11`5"	Bedroom	Main	10`10" x 11`5"
Den	Level 5	8`0" x 7`4"	4pc Bathroom	Main	11`4" x 5`10"
Eat in Kitchen	Main	8`3" x 9`11"	Kitchen	Main	7`11" x 9`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2617AG

Zoning:
R-C2

Remarks

Pub Rmks:

Attention Builders and Developers!!! Discover a prime opportunity in the sought-after Tuxedo community with this spacious 50' x 120' inner-city lot, nestled on a serene, quiet street. The City's new Blanket Rezoning Policy opens up incredible redevelopment potential for this property. The main floor features a living room, formal dining area, two bedrooms, a den, kitchen, cozy breakfast nook, and a full bath. The partially finished lower level includes a family room and an additional 4-piece bath. Perfectly situated near grocery stores, restaurants, parks, transit, and schools, this location offers both convenience and lifestyle appeal. Don't miss this chance to invest in one of the city's most promising redevelopment areas!

Inclusions:
Property Listed By:

None
Grand Realty

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











