



THE
A-TEAM

**RE/MAX
FIRST**

110 31 Avenue, Calgary T2M 2N9

MLS®#: **A2181058**

Area: **Tuxedo Park**

Listing Date: **11/27/24**

List Price: **\$774,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1940**
Lot Information
Lot Sz Ar: **5,995 sqft**
Lot Shape: **50 x 120**

Finished Floor Area
Abv Sqft: **1,163**
Low Sqft:
Ttl Sqft: **1,163**

DOM

56
Layout
Beds: **6 (5 1)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **See Remarks**
Sewer:
Ext Feat: **Rain Gutters**

Construction: **Concrete,Stucco,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	14`0" x 11`4"
Bedroom	Upper	10`2" x 10`2"
3pc Bathroom	Basement	5`0" x 8`0"
Bedroom	Main	8`3" x 8`3"
3pc Bathroom	Basement	8`11" x 4`11"

Room	Level	Dimensions
Bedroom	Upper	10`10" x 7`7"
3pc Bathroom	Main	9`6" x 7`8"
Bedroom	Main	13`5" x 7`3"
Bedroom	Basement	12`8" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2617AG

Zoning:
M-CG

Remarks

Pub Rmks: **** RECENTLY APPROVED - Multi-Residential - Contextual Ground Oriented (M-CG) Zoning!! ** Amazing opportunity to buy this 50' x 120' lot in very desirable Tuxedo Park with PLANS INCLUDED FOR 8 UNITS! Location is outstanding - on a whisper quiet street, 3 blocks away from Confederation Park, very easy access to Deerfoot Trail/16th Ave/Trans-Canada Highway, bus stop 2 blocks away and a 7 minute drive to downtown! Buy and build asap! Please note - property is in rough shape and is considered to be land value. Sold "as is where is".**

Inclusions:
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

