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
24

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:
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	**Main**	**14`0" x 11`4"**	**Bedroom**	**Upper**	**10`10" x 7`7"**
Bedroom	**Upper**	**10`2" x 10`2"**	**3pc Bathroom**	**Main**	**9`6" x 7`8"**
3pc Bathroom	**Basement**	**5`0" x 8`0"**	**Bedroom**	**Main**	**13`5" x 7`3"**
Bedroom	**Main**	**8`3" x 8`3"**	**Bedroom**	**Basement**	**12`8" x 11`3"**
3pc Bathroom	**Basement**	**8`11" x 4`11"**			

Legal/Tax/Financial

Title:		Zoning:
Fee Simple		**M-CG**
Legal Desc:	**2617AG**	

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:	**N/A**
Property Listed By:	**RE/MAX Landan Real Estate**