



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**308 31 Avenue, Calgary T2E 2G2**

MLS®#: **A2198458**

Area: **Tuxedo Park**

Listing Date: **03/02/25**

List Price: **\$1,049,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1948**

Finished Floor Area

Abv Sqft: **1,223**

Low Sqft:

Ttl Sqft: **1,223**

Lot Information

Lot Sz Ar: **6,006 sqft**

Lot Shape:

DOM

**7**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Lawn,Rectangular Lot**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **See Remarks,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 8`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 10`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 14`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 14`0"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 6`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 14`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 13`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`8" x 10`3"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**R-CG**

Legal Desc:

**2617AG**

Remarks

Pub Rmks: **Income Property Opportunity in Tuxedo Park! Investors and savvy buyers, take note! This unique bungalow in Tuxedo Park offers four self-contained one-bedroom, one-bathroom units, providing excellent rental income potential. 1 Legal Suite which is Fully Renovated and 3 Illegal Suites which offer great potential for updates or legalization. This property also has a shared Coin-Operated laundry room for tenant convenience, a large shared backyard space and a detached single car garage. Located in the highly sought-after inner-city community of Tuxedo Park, this property offers easy access to downtown, transit, parks, shopping, and schools. Whether you're looking to live in one suite and rent the others or expand your investment portfolio, this is an opportunity you won't want to miss!**

Inclusions:  
Property Listed By:

**N/A  
RE/MAX Real Estate (Central)**

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









