

\$899,000 - 116 31 Avenue Nw, Calgary

MLS® #A2211167

\$899,000

4 Bedroom, 4.00 Bathroom, 1,564 sqft
Residential on 0.17 Acres

Tuxedo Park, Calgary, Alberta

Attention Investors and Developers! A rare lot with limitless potential.

Discover this exceptional turnkey investment opportunity in the highly sought-after neighborhood of Tuxedo Park. Situated on a rare 62-foot wide by 120-foot deep lot with R-CG zoning, this property offers stunning downtown city views and significant redevelopment potential.

The home contains four self-contained illegal suites, each with its own entrance, deck or green space, and access to beautiful city views. These units are designed for privacy and comfort, appealing to long-term tenants.

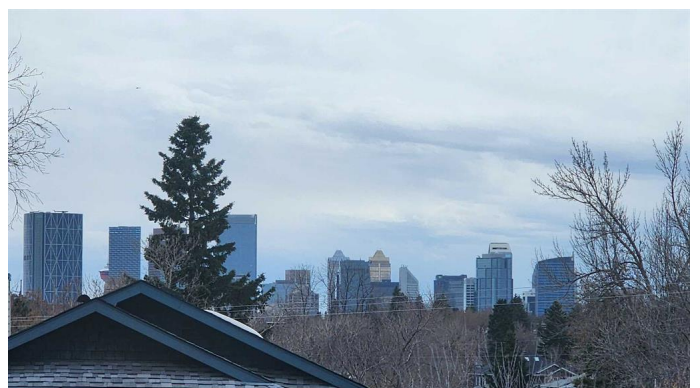
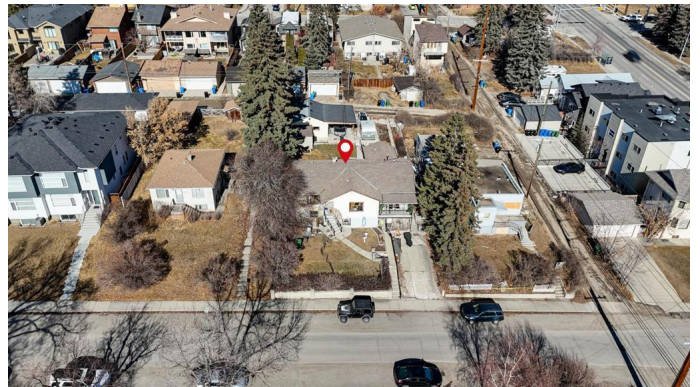
This is an ideal property for future redevelopment or long-term holding, especially with the recent city-wide rezoning policies encouraging greater density. Located minutes from downtown, SAIT, U of C, top-rated schools, public transit, and major roadways, the convenience and potential here are unmatched.

Don't miss this rare chance to invest in one of Calgary's most desirable inner-city communities.

Built in 1949

Essential Information

MLS® # A2211167



Price	\$899,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,564
Acres	0.17
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	116 31 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M2N9

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad, Carport
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Central, Wall Furnace
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Cleared
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	22
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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