

134 31 Avenue NE

Calgary, Alberta

MLS # A2237655



\$599,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Skylight(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome to this charming home located in the highly sought-after community of Tuxedo Park. Whether you’re an investor looking for rental income or redevelopment potential, or a buyer eager to settle into this vibrant neighborhood, this property offers a range of exciting opportunities. This inviting residence features two bedrooms and one-and-a-half bathrooms. Large windows fill the space with natural light, highlighting the beautiful hardwood floors throughout. The spacious kitchen offers ample storage and generous counter space—perfect for everyday living or entertaining. Upstairs, you’ll find a unique primary bedroom retreat complete with its own private two-piece bathroom. The fully finished basement includes the second bedroom and a cozy family room, offering additional living space and flexibility. Over the years, the home has seen numerous updates including plumbing, electrical, flooring, and the main water line—providing peace of mind and long-term value. Don’t miss this incredible opportunity to be part of the vibrant and growing Tuxedo Park community!