



# 1936 31 Avenue Calgary Alberta

\$824,900

Have you been looking for an INNER-CITY lot that's on a QUIET STREET but minutes away from the most desirable amenities? This house is situated on a 40x125 sized lot with RC2 zoning, offering an array of DEVELOPMENT POSSIBILITIES. Positioned in the heart of South Calgary, just 3 MINUTES FROM THE POPULAR MARDIA LOOP shopping district, this residence sits in a quiet location on one of South Calgary's most desirable streets. The central location ensures accessibility, while ongoing development in the vicinity BOOSTS APPRECIATION. Explore the vision of BUILDING YOUR DREAM HOME, as BUILDER PLANS for a stunning single-family residence are READILY AVAILABLE. Enjoy the PROXIMITY TO DOWNTOWN (7 min), King Edward school (6 min walk), Phil & Sebastian Coffee Roasters (1 min), Sammie Cafe (3 min), Chinook Mall (14 min), Safeway (4 min), and River Park (4 min). This home has been well maintained which will allow you to live in it or rent it out if you desire. The house boasts 1700 SqFt of living space & encompasses 2 bedrooms and 2 baths, complemented by an OVERSIZED DOUBLE DETACHED GARAGE (can be rented for \$450/month). Whether you're an investor, a homeowner seeking a lifestyle upgrade, or someone with dreams of constructing their ideal home, this property in South Calgary holds the key to a promising future. (id:6769)

3pc Bathroom 6.08 Ft x 6.58 Ft  
 Family room 9.58 Ft x 14.50 Ft  
 Bonus Room 6.00 Ft x 7.75 Ft  
 Laundry room 5.25 Ft x 7.25 Ft  
 Storage 4.50 Ft x 4.50 Ft  
 Other 3.00 Ft x 5.83 Ft  
 Other 3.83 Ft x 5.17 Ft

Other 5.75 Ft x 6.42 Ft  
 Living room 11.25 Ft x 16.58 Ft  
 Dining room 10.33 Ft x 11.25 Ft  
 Kitchen 7.33 Ft x 12.67 Ft  
 3pc Bathroom 5.42 Ft x 7.33 Ft  
 Primary Bedroom 10.17 Ft x 13.33 Ft  
 Bedroom 9.00 Ft x 13.33 Ft

Listing Presented By:



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