



## 228 31 Avenue Calgary Alberta

\$799,900

Attention Builders and Developers!!! Discover a prime opportunity in the sought-after Tuxedo community with this spacious 50' x 120' inner-city lot, nestled on a serene, quiet street. The City's new Blanket Rezoning Policy opens up incredible redevelopment potential for this property. The main floor features a living room, formal dining area, two bedrooms, a den, kitchen, cozy breakfast nook, and a full bath. The partially finished lower level includes a family room and an additional 4-piece bath. Perfectly situated near grocery stores, restaurants, parks, transit, and schools, this location offers both convenience and lifestyle appeal. Don't miss this chance to invest in one of the city's most promising redevelopment areas! (id:6769)

Den 8.00 Ft x 7.33 Ft

Living room 12.83 Ft x 12.00 Ft

Dining room 12.00 Ft x 12.00 Ft

Primary Bedroom 10.83 Ft x 11.42 Ft

Bedroom 10.83 Ft x 11.42 Ft

4pc Bathroom 11.33 Ft x 5.83 Ft

Eat in kitchen 8.25 Ft x 9.92 Ft

Kitchen 7.92 Ft x 9.67 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
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