



# 110 31 Avenue Calgary Alberta

\$774,900

**\*\* RECENTLY APPROVED - Multi-Residential - Contextual Ground Oriented (M-CG) Zoning!! \*\*** Amazing opportunity to buy this 50' x 120' lot in very desirable Tuxedo Park with **PLANS INCLUDED FOR 8 UNITS!** Location is outstanding - on a whisper quiet street, 3 blocks away from Confederation Park, very easy access to Deerfoot Trail/16th Ave/Trans-Canada Highway, bus stop 2 blocks away and a 7 minute drive to downtown! Buy and build asap! Please note - property is in rough shape and is considered to be land value. Sold "as is where is". (id:6769)

3pc Bathroom 5.00 Ft x 8.00 Ft

Bedroom 12.67 Ft x 11.25 Ft

3pc Bathroom 8.92 Ft x 4.92 Ft

Primary Bedroom 14.00 Ft x 11.33 Ft

3pc Bathroom 9.50 Ft x 7.67 Ft

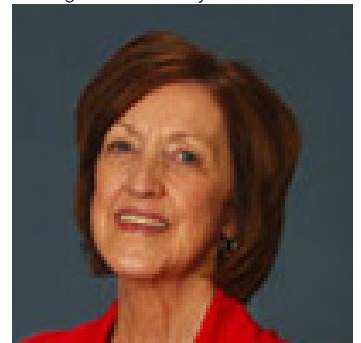
Bedroom 13.42 Ft x 7.25 Ft

Bedroom 8.25 Ft x 8.25 Ft

Bedroom 10.83 Ft x 7.58 Ft

Bedroom 10.17 Ft x 10.17 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

<http://www.gomike.ca/>



**CIR**

**REALTY**

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