



## 117 31 Avenue Calgary Alberta

\$749,900

A prime opportunity for this walkout infills lot! This property offers the potential for stunning downtown views. Situated on a spacious 50 x 120 lot, it features a sunny south-facing backyard. The home boasts a bright and functional layout, including a generously sized master bedroom, a well-appointed kitchen, and a fully developed basement with a separate entrance. Recent upgrades over the years include a high-efficiency furnace, a modern hot water tank, updated windows in the master bedroom and kitchen, and new shingles installed in 2022. Nestled in an excellent location, just steps from Centre Street, this home offers quick and convenient access to downtown. (id:6769)

Furnace 5.42 Ft x 5.75 Ft

Bedroom 12.25 Ft x 9.75 Ft

Recreational, Games room 12.00 Ft x 9.58 Ft

Bedroom 14.58 Ft x 7.92 Ft

2pc Bathroom 5.50 Ft x 5.00 Ft

Laundry room 7.92 Ft x 5.50 Ft

Other 11.17 Ft x 5.42 Ft

Living room 15.17 Ft x 13.42 Ft

Bedroom 9.50 Ft x 9.67 Ft

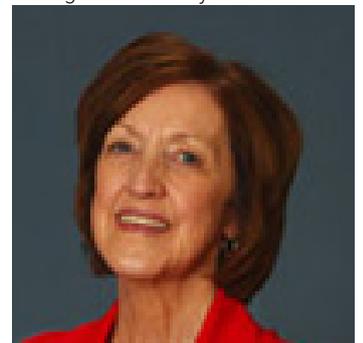
Primary Bedroom 13.00 Ft x 13.17 Ft

4pc Bathroom 5.83 Ft x 9.25 Ft

Kitchen 10.83 Ft x 9.00 Ft

Dining room 6.42 Ft x 10.83 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty



CIR

REALTY

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca