



## 227 31 Avenue Calgary Alberta

\$750,000

This well-maintained bungalow on a 50' x 120' R-CG lot offers incredible potential for redevelopment, investment, or rental income. Featuring a separate entrance to an illegal suite, the home includes 2 bedrooms, a bright living area, and a functional kitchen on the main floor, plus an additional 2 bedrooms, second kitchen, (illegal suite) and living space in the lower level—ideal for tenants or multi-generational living. The property also boasts a single-car garage and a spacious backyard. Located in the sought-after inner-city community of Tuxedo Park, this home is just minutes from downtown, transit, schools, shopping, and amenities. Enjoy quick access to Edmonton Trail, Centre Street, and 16th Ave, making commutes and travel a breeze. The neighborhood is known for its tree-lined streets, parks, and proximity to great local restaurants, cafes, and shopping on Centre Street. Whether you're looking to build, invest, or move in, this is a rare opportunity in a rapidly developing area. (id:6769)

Recreational, Games room 12.83 Ft x 11.67 Ft

Laundry room 11.33 Ft x 11.25 Ft

Storage 9.83 Ft x 6.08 Ft

Bedroom 13.92 Ft x 9.83 Ft

Bedroom 11.17 Ft x 10.50 Ft

3pc Bathroom 8.00 Ft x 5.75 Ft

Kitchen 8.92 Ft x 8.33 Ft

Dining room 9.00 Ft x 6.00 Ft

Living room 18.00 Ft x 12.58 Ft

Bedroom 14.25 Ft x 11.92 Ft

Bedroom 11.75 Ft x 11.83 Ft

4pc Bathroom 9.42 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.repcalgaryhomes.ca/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)