



1813 31 Avenue Calgary Alberta

\$890,000

Builders/Developers -- Unleash the POTENTIAL...on this 5209 sq. ft. INNER CITY lot! Zoned R-CG, this property is perfectly placed on one of the FINEST avenues in the SUPER COOL community of SOUTH CALGARY. A prime, walkable location-just steps from the soccer fields at South Calgary Park and the Giuffre Family Library. Enjoy easy access to the South Calgary Community Centre, scenic River Park, and the ELECTRIFYING Marda Loop district, home to an array of trendy shops, cafes, and restaurants. Families will appreciate proximity to top-rated schools, including Western Canada High School. COMMUTERS--nearby public transit, makes a trip to downtown a breeze. A 1947 built, 1.5 story home enjoys a SOUTH FACING BACK YARD featuring a double detached garage with renovated loft(23'4" x 21'3"). The basement is a crawl space for mechanicals, housing a newer 2025 furnace and well serviced H2O Tank. Additionally, the home has had the electrical updated and also features a newer washer and dryer. Seller is selling as LAND VALUE. BUILD it--They will come! (id:6769)

Bonus Room 22.58 Ft x 10.50 Ft

Bedroom 13.33 Ft x 9.00 Ft

Other 15.08 Ft x 11.50 Ft

Living room 181.92 Ft x 16.58 Ft

Other 13.50 Ft x 8.17 Ft

Primary Bedroom 13.58 Ft x 9.00 Ft

4pc Bathroom 7.42 Ft x 5.42 Ft

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca