



## 202 31 Avenue Calgary Alberta

\$355,000

VIRTUAL TOUR AVAILABLE - click the purple house icon in the upper left corner. Whether you're upsizing, downsizing, single, a couple or even a family with kids this beautiful inner-city property will feel like home the minute you walk in. Five reasons to love this property: 1. Near to transit, Confederation Park, coffee shops, pubs, bakeries, restaurants, the Tuxedo Park community centre, etc - the location is unbeatable. 2. Working from home, or would love to have a she shed/he shed or an awesome guest space? Have a look at the backyard STUDIO! 3. This corner lot offers spaceperfect for a future garage or future RV PARKING. 4. Open floor plan! This bungalow has SO MUCH to offer! The main floor includes: a galley style kitchen with newer appliances, low maintenance flooring, a spacious bright living room, a functional dining room with extra storage, two bedrooms (the primary bedroom can accommodate a KING-SIZED BED) and an updated 4 piece bathroom. 5. Upgrades upgrades upgrades! Recent improvements to this home include: new attic insulation, new lights, doors, flooring, new back entry, and the beautiful outdoor studio. The basement ceiling height is approximately 6 tall in the office/laundry area. The storage areas are about 4' high, great for boxes, tires, all the extras! (id:6769)

Office 8.42 Ft x 8.67 Ft

Kitchen 9.33 Ft x 9.83 Ft

Dining room 7.67 Ft x 10.58 Ft

Living room 10.58 Ft x 10.58 Ft

Primary Bedroom 9.17 Ft x 11.67 Ft

Bedroom 8.00 Ft x 8.17 Ft

4pc Bathroom .00 Ft x .00 Ft

Guest suite 8.00 Ft x 13.00 Ft



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