

# \$530,000 - 211 31 Avenue Ne, Calgary

MLS® #A2237048

**\$530,000**

3 Bedroom, 2.00 Bathroom, 676 sqft

Residential on 0.10 Acres

Tuxedo Park, Calgary, Alberta

INVESTOR ALERT! Beautiful bungalow nestled in Tuxedo Park. This well-maintained bungalow is situated on a spacious 4508 sqft rectangular lot. With 3 bedrooms and 2 full bathrooms, this home features two separate living units (illegal suite), one on each level. Recent upgrades include two new furnaces and two hot water tanks 2020, basement bathroom and kitchen 2020, new exterior upper unit front and back staircases, new roof 2018. The upper level has two separate private entrances (front and back), newer kitchen cabinets and backsplash, bright main floor has a functional layout with large living area, kitchen with eating nook, 2 spacious bedrooms, and a 4pc bath. The large windows allow for plenty of natural light. The illegal BASEMENT SUITE has two separate private entrances (front and back walk-up to grade), also boasts a sizable living area, large windows throughout allowing ample natural light, a spacious bedroom, upgraded bathroom and kitchen with eating nook.

Laundry room has a separate entrance for each unit (upper unit exterior entrance in back), and separate unit connections for washer/dryer, there are also separate utility meters for each unit.

The large south facing fenced backyard provides plenty of recreation space, a concrete patio, two large storage sheds providing plenty of storage, and parking stalls (2-4 depending on size of vehicles). Steps from parks, Tuxedo Corner Playground, Balmoral Circus Park,



Tuxedo Park Community Association,  
greenspaces, retail shopping, Safeway,  
restaurants, The Italian Supermarket,  
Peter’s Drive-in, and City transit. This  
incredible opportunity won’t last, schedule  
your viewing today!

Built in 1957

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237048    |
| Price          | \$530,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 676         |
| Acres          | 0.10        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 211 31 Avenue Ne |
| Subdivision | Tuxedo Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 2G1          |

**Amenities**

|                |                             |
|----------------|-----------------------------|
| Parking Spaces | 2                           |
| Parking        | Parking Pad, Stall, Unpaved |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home                            |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |

|              |   |
|--------------|---|
| Cooling      | None  |
| Has Basement | Yes   |
| Basement     | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other, Private Yard, Storage   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Siding  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 10              |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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