

\$575,000 - 207 31 Avenue Nw, Calgary

MLS® #A2269657

\$575,000

2 Bedroom, 1.00 Bathroom, 755 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

****OPEN HOUSE - SUNDAY, NOVEMBER 9th from 1 PM to 4 PM**** Character and charm in a fantastic inner-city location! Situated on a quiet street in Tuxedo Park—just 10 minutes to downtown and close to every amenity—this charming, updated bungalow offers the perfect blend of warmth, style, and thoughtful improvements. The bright and open main floor features a welcoming front porch/mudroom, a spacious living and dining area, two comfortable bedrooms, and a new renovated bathroom with a walk-in shower and high-end fixtures. The south-facing kitchen is both stylish and functional, complete with a gas stove, butcher-block counters, updated lighting, and great natural light. Recent improvements include upgraded insulation, electrical, roof and shingles, eavestroughs, new interior paint, newer vinyl floors, and new subfloor with tile in the bathroom, and refreshed deck stain. Outside, enjoy the fully fenced, private SOUTH-FACING backyard with a perennial bed and an apple tree—an ideal setting for relaxing or entertaining. One of the standout features of this property is the 2008 custom timber-frame garage, showcasing vaulted cedar ceilings, skylights, a stone accent wall, a high-end garage door opener, and 220V power. This impressive structure is perfect for a studio, workshop, or creative space. The unfinished basement is dry and warm, offering laundry, storage, and flexible workspace options. Additional updates include a new hot water tank (2024) and new



plumbing stack with backflow valve (2025). A perfect opportunity for professionals, couples, small families, or investors looking for an inner-city gem with character and meaningful upgrades. Book your showing today!

Built in 1912

Essential Information

MLS® #	A2269657
Price	\$575,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	755
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	207 31 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2P3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Vinyl Windows, Wood Counters
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	2% Realty
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