

\$645,000 - 316 31 Avenue Ne, Calgary

MLS® #A2211370

\$645,000

4 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Calling all home improvement enthusiasts and savvy buyers! Nestled in the heart of Tuxedo Park, this detached 4-bedroom, 2.5-bathroom home offers over 2,290 sq ft fully finished living space—the perfect blend of opportunity, character, and location.

Step inside to a classic layout featuring a bright living room with a wood-burning fireplace, a kitchen with plenty of storage, separate dining room, and the convenience of main floor laundry. Upstairs, you'll find three bedrooms, including a primary suite with its own private balcony—a peaceful spot to enjoy your morning coffee. The finished basement features a wet bar, a fourth bedroom, and some retro wood panelling that's equal parts funky and fun.

Enjoy Calgary's warmer months from your spacious deck or gathered around the backyard fire pit. A double detached garage and fenced yard complete the package.

The potential of this home is undeniable! Whether you're a frequent flyer looking for quick access to the airport, working downtown, a DIYer, or even a developer ready for your new infill project. This property is worth a look!

Built in 1981

Essential Information



MLS® #	A2211370
Price	\$645,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,521
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	316 31 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2G2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Wet Bar
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 19th, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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