$850,000 - 235 31 Avenue Nw, Calgary

MLS® #A2230780

$850,000
5 Bedroom, 2.00 Bathroom, 1,167 sqft
Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

OPPORTUNITY IS KNOCKINGâ€”WILL YOU ANSWER? Welcome to a property thatâ€™s more than just a houseâ€”this is your chance to own a home that opens doors to endless possibilities. Whether you're dreaming of a smart investment, future redevelopment, or simply a warm, welcoming place to call your own, this charming, renovated bungalow in sought-after Tuxedo Park delivers. From the moment you arrive, the curb appeal invites you in. A spacious 50â€™ x 120â€™ R-CG lot, a cozy covered front porch, and a separate walk-down entrance set the stage for whatâ€™s inside. Step into the main level, fully renovated and radiating style. The heart of the home is a stunning kitchen, complete with built-in appliances, quartz counters, and an elegant herringbone backsplash. Picture evenings unwinding in the comfortable living room, or hosting friends in the open concept dining area that seamlessly blends into the kitchen. With 3 spacious bedrooms and a beautiful 5pc bathroom, the main floor has everything you need to live comfortably and entertain effortlessly. Open the French doors and step out onto your massive composite deck, overlooking a sun drenched, south facing backyard with low maintenance landscaping, your private retreat in the city. Downstairs, a thoughtfully designed illegal suite offers a second full kitchen, generous living and dining spaces, two more bedrooms, a 3pc bath, and shared laundry. Private front and rear entries add to the functionality, ideal

for multi-generational living, rental income, or guests. And letâ€™s talk garage envy: a 25' x 23' oversized double detached garage plus a double concrete parking pad for extra vehicles, an RV, or future projects. Added comfort comes from recent updates including a newer furnace, hot water tank, A/C, and water softener. Nestled on a quiet street, yet just minutes from downtown Calgary, schools, shops, parks, restaurants and major routes, this home blends convenience with character. This isnâ€™t just a smart move, itâ€™s the start of your next chapter!

Built in 1954

Essential Information

MLS® #	A2230780
Price	$850,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,167
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	235 31 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2P3

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, On Street
# of Garages	2

Interior

Interior Features	Double Vanity, Stone Counters, Vinyl Windows
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Other, Storage
Lot Description	Back Yard, Front Yard, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Real Broker

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