



\$ 355,000.00

## 202 31 AVENUE NE CALGARY

<https://paulbrinton.com>

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...

- 2 beds
- 1 bath
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1153975

**Type:** Detached

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-24 10:42:14

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 10/17/21

**Lot size:** 3003 sq ft

**Year built:** 1949

**Parking:** Off Street, Parking Pad

## PROPERTY FEATURES

**Total Parking:** 2

**Community Features:** Park,Schools  
Nearby,Playground,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** No Animal Home,No  
Smoking Home,Open Floorplan

**Roof Type:** Asphalt

**Flooring:** Laminate,Vinyl

**Exterior Features:** None

**District:** CAL Zone CC

**Inclusions:** Large shed, backyard studio  
(moveable)

**Lot Features:** Back Lane,Corner Lot

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Partial, Partially Finished

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Levels:** One

**Zoning:** R-C2

**List Price Square Foot:** \$ 519.01



**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Construction Materials:** Stucco,Wood  
Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric  
Stove,Microwave Hood  
Fan,Refrigerator,Washer,Water  
Purifier,Window Coverings

**Subdivision Name:** Tuxedo Park

**Lot Size Acres:** 0.07

**Restrictions:** None Known

**Photo Count:** 30

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 7.62M 25`0"

**Living Area SF:** 684.00

**Structure Type:** House

**Outbuildings:** Shop/Office

