



\$ 598,800.00

## 223 31 AVENUE NE CALGARY

<https://paulbrinton.com>

Opportunity knocks!!! This character inner city bungalow features original hardwood flooring, textures ceiling with crown moldings in the living - dining room, kitchen with breakfast nook, two bedrooms and a four piece. The downstairs is perfectly set up for a family member or friend. Features include larger windows, newer hardwood...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A2148352

**Type:** Detached

**Bedrooms:** 3

**Status:** Active

**Year built:** 1956

**Parking:** Off Street

**Post Updated:** 2024-10-16 13:23:02

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 10/03/24

**Lot size:** 4133 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

## PROPERTY FEATURES

**Total Parking:** 2

**Flooring:** Carpet,Hardwood,Laminate

**Community Features:**

Park,Playground,Schools Nearby,Shopping Nearby

**Fencing:** Partial

**Cooling:** None

**Interior Features:** See Remarks,Separate Entrance

**Roof Type:** Asphalt Shingle

**Fireplace:** 1

**Fireplace Features:** Electric,Living Room

**Exterior Features:** BBQ gas line

**District:** CAL Zone CC

**Inclusions:** second refrigerator, two sheds. electric fireplace on MAIN level, gas bbq

**Lot Features:** Back Yard,Sloped

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Lower Level, Main Level

**Levels:** One

**Zoning:** R-CG



**Transaction Type:** For Sale

**List Price Square Foot:** \$  
686.46

**Title Land:** Fee Simple

**Photo Count:** 32

**Rooms Above Grade:** 6

**Unit Exposure:** N

**Construction Materials:** Stucco,Wood Frame

**Suite:** Suite - Illegal

**Foundation:** Poured Concrete

**Frontage Metres:** 10.52M  
34`6"

**Appliances:**

Dryer,Other,Refrigerator,Stove(s),Washer,Washer/Dryer,Window  
Coverings

**Living Area SF:** 872.30

**Subdivision Name:** Tuxedo Park

**Structure Type:** House

**Lot Size Acres:** 0.09

**Restrictions:** None Known

