



\$ 599,900.00

## 328 31 AVENUE NE CALGARY

<https://paulbrinton.com>

Great Inner-City location in Tuxedo! Huge 50'x120'R-C2 lot. Close to schools, public transit. Walk to future C-Train Station! This cozy 1.5 storey home has 3 suites (illegal) and 3 separate entrances. Live Up Rent Down or Rent out all! One 24x22 garage in the back also generate revenue. The main...

- 5 beds
- 3 baths
- Detached
- Residential
- Active

Image not found or type unknown



## BASIC FACTS

**Style:** 1 and Half Storey

**MLS ® #:** A1158340

**Type:** Detached

**Bedrooms:** 5

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-23 03:25:02

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 11/23/21

**Lot size:** 5995 sq ft

**Year built:** 1953

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Hardwood,Laminate,Linoleum

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Inclusions:** .

**Lot Features:** Back Lane,Landscaped,Level,Rectangular Lot

**Heating Type:** Forced Air

**Total Parking:** 4

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

**Fencing:** Fenced

**Cooling:** None

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

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Suite, Walk-Out

**Laundry features:** Common Area, In Basement

**Levels:** One and One Half

**Zoning:** R-C2



**Transaction Type:** For Sale

**List Price Square Foot:** \$ 411.28

**Title Land:** Fee Simple

**Photo Count:** 23

**Rooms Above Grade:** 8

**Unit Exposure:** S

**Construction Materials:** Wood Frame,Wood Siding  
**Suite:** Suite - Illegal

**Foundation:** Poured Concrete

**Frontage Metres:** 15.27M 50`1"

**Appliances:** Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Refrigerator,Washer,Window Coverings

**Living Area SF:** 1458.60

**Subdivision Name:** Tuxedo Park

**Structure Type:** House

**Lot Size Acres:** 0.14

**Restrictions:** None Known

