

# \$999,999 - 308 31 Avenue Ne, Calgary

MLS® #A2198458

**\$999,999**

2 Bedroom, 2.00 Bathroom, 1,224 sqft  
Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

Income Property Opportunity in Tuxedo Park!  
Investors and savvy buyers, take note! This unique bungalow in Tuxedo Park offers four self-contained one-bedroom, one-bathroom units, providing excellent rental income potential. 1 Legal Suite which is Fully Renovated and 3 Illegal Suites which offer great potential for updates or legalization. This property also has a shared Coin-Operated laundry room for tenant convenience, a large shared backyard space and a detached single car garage.

Located in the highly sought-after inner-city community of Tuxedo Park, this property offers easy access to downtown, transit, parks, shopping, and schools. Whether you're looking to live in one suite and rent the others or expand your investment portfolio, this is an opportunity you won't want to miss!

Built in 1948

## Essential Information

MLS® #	A2198458
Price	\$999,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,224
Acres	0.14
Year Built	1948



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	308 31 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2G2

### **Amenities**

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks, Separate Entrance
Appliances	Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 2nd, 2025
Days on Market	46
Zoning	R-CG

### **Listing Details**

Listing Office

RE/MAX Real Estate (Central)

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