

# \$939,000 - 116 31 Avenue Nw, Calgary

MLS® #A2200376

**\$939,000**

4 Bedroom, 4.00 Bathroom, 1,564 sqft  
Residential on 0.17 Acres

Tuxedo Park, Calgary, Alberta

Attention Investors and Developers! Discover this exceptional turnkey investment opportunity in the highly sought-after neighborhood of Tuxedo Park, featuring a rare 62-foot frontage and 120-foot depth with R-CG zoning. This fully occupied revenue property offers stunning downtown city views and generates FIVE SEPARATE INCOME STREAMS, including a coin-operated laundry. The property features four self-contained illegal units, each designed for maximum comfort and privacy, with separate entrances, charming decks, green spaces, and captivating views. Set on a large lot with immense redevelopment potential, especially under the current blanket rezoning, this property is perfect for investors seeking steady income and future growth. The prime location offers unbeatable convenience, with quick access to downtown, top-rated K-12 schools, SAIT, the University of Calgary, public transit, and major routes throughout the city—all within a 20-minute drive. This is a rare opportunity to secure a high-performing investment property in one of NW Calgary's best neighborhoods. Act now and invest in your future!



Built in 1949

## Essential Information

MLS® #	A2200376
Price	\$939,000

Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,564
Acres	0.17
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	116 31 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M2N9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad, Carport
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Central, Wall Furnace
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Cleared
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 7th, 2025

Days on Market 29

Zoning R-CG

### **Listing Details**

Listing Office CIR Realty

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