

# \$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 | 49              |
| Zoning         | R-CG            |

### Listing Details

Listing Office

RE/MAX Real Estate (Central)

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