

# \$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        | Carport, Double Garage Detached, Off Street, Parking Pad |
| # 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 | 20              |
| Zoning         | R-CG            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.