

**314 31 Avenue NE**  
**Calgary, Alberta**

**MLS # A2233084**



## \$719,900

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,468 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance		

**Inclusions:** Hot Tub

Exceptional opportunity to own a modern, detached single-family home in the heart of Tuxedo Park! This meticulously maintained older infill boasts recent upgrades, including a fully renovated kitchen with sleek cabinetry, stunning quartz countertops, an open-concept breakfast bar, and new appliances. Beautiful cork flooring flows throughout the main level, complemented by a cozy fireplace with cultured stone veneer in the living room. A versatile flex room/office opens to a charming, tiled sunroom. A separate side entrance provides easy access to both the main floor and basement. Upstairs, enjoy a renovated bathroom (2015), three bedrooms, and a sunny south-facing balcony off the primary bedroom with breathtaking views. New carpet throughout the upper level recently installed. The professionally developed basement (2015) features brand new carpeting, a full 4-piece bathroom, media/rec room, and an additional 4th bedroom. Stay cool this summer with central air conditioning and relax in the beautifully landscaped backyard, complete with a 2018 composite deck (25x12) and hot tub. The low-maintenance front yard showcases a rock garden, and a beautiful covered front porch. A double detached garage offers ample parking and storage. Additional recent upgrades include a new furnace and exterior doors. This gem won't last—schedule your viewing today!