



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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308 31 Avenue NE  
Calgary, Alberta

MLS # A2198458



**\$999,999**

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,224 sq.ft.	Age:	1948 (77 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

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!