



GRASSROOTS
REALTY GROUP

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2235 31 Avenue SW
Calgary, Alberta

MLS # A2348984



\$999,900

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	992 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air
Floors:	See Remarks
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C2
Utilities:	-

Inclusions: None.

Prime redevelopment opportunity in sought-after South Calgary! This property is positioned on a 50'x125' lot zoned RC-2 with south back yard providing potential for a walk-out basement & is located close to vibrant Marda Loop, River Park, excellent schools, shopping, public transit & has easy access to 33rd Avenue & Crowchild Trail. Don't miss the chance to redevelop or build your dream home in this exceptional location!