

**1813 31 Avenue SW  
Calgary, Alberta**

**MLS # A2231323**



**\$890,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum, Other
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Partial, Unfinished
<b>Exterior:</b>	Cedar, Wood Frame
<b>Foundation:</b>	Block
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Builders/Developers &mdash; Unleash the POTENTIAL...on this 5209 sq. ft. INNER CITY lot! Zoned R-CG, this property is perfectly placed on one of the FINEST avenues in the SUPER COOL community of SOUTH CALGARY. A prime, walkable location&ndash;just steps from the soccer fields at South Calgary Park and the Giuffre Family Library. Enjoy easy access to the South Calgary Community Centre, scenic River Park, and the ELECTRIFYING Marda Loop district, home to an array of trendy shops, caf&eacute;s, and restaurants. Families will appreciate proximity to top-rated schools, including Western Canada High School. COMMUTERS&mdash;nearby public transit, makes a trip to downtown a breeze. A 1947 built, 1.5 story home enjoys a SOUTH FACING BACK YARD featuring a double detached garage with renovated loft( 23'4" x 21'3" ). The basement is a crawl space for mechanicals, housing a newer 2025 furnace and well serviced H2O Tank. Additionally, the home has had the electrical updated and also features a newer washer and dryer. Seller is selling as LAND VALUE. BUILD it&mdash;They will come!