

\$2,100 - 210 31 Avenue Ne, Calgary

MLS® #A2193193

\$2,100

0 Bedroom, 0.00 Bathroom, 1,203 sqft
Rental on 0.00 Acres

Tuxedo Park, Calgary, Alberta

3 Bed 1 Bath Upstairs Unit in Tuxedo Park
with Dedicated Parking!

Incentives: Move In Early in February!

Natural Light, Wood Burning Fireplace, and
Completely Renovated!

Located in the established community of
Tuxedo Park and only 10 minutes from
Downtown, this updated 1200 square foot unit
with a 2 car stacked driveway is the perfect
unit with many features.

Interior Highlights:

Over 1200 sq ft of space with 3 Beds and 1
Baths

Kitchen with updated appliances, a full bath
and a large living area with ample natural light
Vinyl Flooring

Entire Unit Has Been Renovated in 2024 -
never been lived in before with these features!

Wood Burning Fireplace

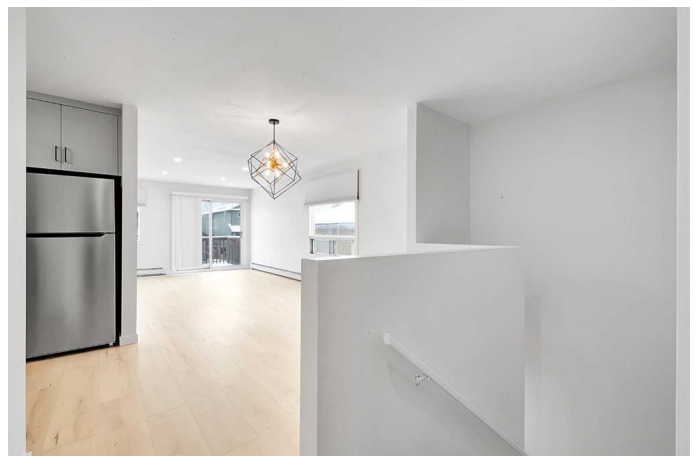
Insute Laundry

Balcony

Things to know:

Please note, the bottom floor will be renovated
over the next year. Renovations will not start
for another few months but work will only
happen between 8am-5pm Monday to Friday,
and some Saturdays.

Available March 1st, 2025 on a 1 year lease



(negotiable) - early move in can be accommodated
\$2100/month with utilities included
Tenant is responsible for Internet and Cable (if they want) and Insurance (this is a must)
No Smoking, No Drugs
1 Month Rent is the Deposit Requirement (\$2100)
Pets are negotiable
Landscaping and Snow Removal are Included for first year of lease

Essential Information

MLS® #	A2193193
Price	\$2,100
Bathrooms	0.00
Square Footage	1,203
Acres	0.00
Type	Rental
Status	Active

Community Information

Address	210 31 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2E9

Amenities

Parking	Parking Pad
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Interior

Appliances	Dishwasher, Dryer, Electric Stove, Washer, Window Coverings, Electric Oven
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Exterior

Roof	See Remarks
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Additional Information

Date Listed February 7th, 2025

Days on Market 34

Listing Details

Listing Office Town Residential

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