



THE
A-TEAM

**RE/MAX
FIRST**

137 26 Avenue, Calgary T2E 1Y8

MLS®#: **A2113044**

Area: **Tuxedo Park**

Listing Date: **03/07/24**

List Price: **\$485,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 27-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1913**

Finished Floor Area

Abv Sqft: **613**

Low Sqft:

Ttl Sqft: **613**

Lot Information

Lot Sz Ar: **2,992 sqft**

Lot Shape:

DOM

73

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Bungalow**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

Construction: **See Remarks**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **See Remarks**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **No Smoking Home,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`11" x 6`0"	Bedroom - Primary	Main	8`0" x 12`5"
Bedroom	Main	9`1" x 8`0"	Living Room	Main	11`9" x 9`7"
Kitchen With Eating Area	Main	11`0" x 11`7"	Entrance	Main	3`2" x 4`8"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **RC2**

Legal Desc:

2617AG

Remarks

Pub Rmks:

Unlock the doors to homeownership or investment success with this exceptional bungalow in the coveted Tuxedo neighborhood! Ideal for first-time homebuyers and savvy investors alike, this property combines a central location with timeless charm. As a first-time homebuyer, envision creating cherished memories in a residence that exudes warmth and character. For the discerning investor, capitalize on the prime location that promises not only immediate appeal but also strong potential for future growth. Nestled in the heart of Tuxedo, this bungalow is a perfect blend of convenience and style. Explore the joy of easy access to nearby amenities, schools, and parks, making every aspect of daily life a breeze. With its classic design and modern features, this home offers an inviting space for residents and promises enduring value for investors. Make a wise investment in both your lifestyle and portfolio with this desirable property. Your journey into homeownership or real estate investment starts here - seize the opportunity to call Tuxedo home while securing a promising asset for the future. Welcome to the epitome of central living, where the best of Tuxedo awaits you!

Inclusions:

Wall Mount TV Bracket in the Living Room and Kitchen/Dining Room

Property Listed By:

eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







