



THE
A-TEAM

**RE/MAX
FIRST**

240 27 Avenue, Calgary T2M 2H4

MLS®#: **A2125085**

Area: **Tuxedo Park**

Listing Date: **04/22/24**

List Price: **\$905,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1958**

Finished Floor Area

Abv Sqft: **1,048**

Low Sqft:

Ttl Sqft: **1,048**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape: **50X120 F, 15.24 X 36.59 M**

DOM

27

Layout

Beds: **3 (2 1)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Private**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **Separate Entrance**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`10" x 10`10"	4pc Bathroom	Main	10`10" x 10`10"
Bedroom	Main	10`0" x 10`0"	Bedroom	Lower	10`0" x 10`0"
Kitchen	Main	10`0" x 10`0"	Kitchen	Lower	10`0" x 10`0"
4pc Bathroom	Main		4pc Bathroom	Lower	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2617AG

Zoning:
R-C2

Remarks

Pub Rmks: ****Attention Investors and Developers** CORNER LOT Here is your chance to own a great investment property in the desirable neighbourhood of TUXEDO PARK! This property is situated on a LARGE CORNER LOT which is currently zoned R-C2. This 50 x 120 foot lot could possibly be redeveloped into a 4 or 8 unit building with the correct City Approval and Zoning. Property is currently rented to great tenants who are on a periodic lease. Feel free to drive by and have a look at the lot. Don't miss out on this amazing investment opportunity! CURRENTLY ZONED R-C2 PROPOSED TO BE CHANGED TO R-CG AUGUST 6th AS PER CITY BLANKET RE-ZONING RULES**

Inclusions: **Total Appliances: 2 Stoves, 2 Fridges, 1 Dishwasher, 1 Washer, 1 Dryer**

Property Listed By: **CIR Realty**

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



