



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 22 Avenue, Calgary T2E 1T6**

MLS®#: **A2130995**

Area: **Tuxedo Park**

Listing Date: **05/08/24**

List Price: **\$799,500**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 28-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1946**

Lot Information

Lot Sz Ar: **5,719 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **781**  
Low Sqft:  
Ttl Sqft: **781**

DOM

**131**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot,See Remarks,Treed**  
Park Feat: **Off Street,Parking Pad,Triple Garage Detached**

Utilities and Features

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

Construction: **Wood Frame**  
Flooring: **Hardwood,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Ceiling Fan(s),French Door,Granite Counters,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 13`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`6" x 9`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 7`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`6" x 6`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 6`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`6" x 9`6"</b>
<b>Bedroom - Primary</b>	<b>Basement</b>	<b>15`0" x 14`0"</b>
<b>4pc Ensuite bath</b>	<b>Lower</b>	<b>6`0" x 6`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**13670**

Remarks

Pub Rmks: **OPEN HOUSE - Sunday 2:00 - 4:00 P.M. .... Reduced Price - You can decide whether a fully renovated Bungalow on a large mature nicely landscaped lot, with all kinds of potential, has more upside than newer construction semi-detached or detached infill on a smaller lot, built in the last 10 years, with higher price points. Take a moment to compare and then; Grab the Keys, for this must see cozy, fully developed, well maintained Home, in the Close in district of Tuxedo. Situated on a prime redevelopment Lot, with a Triple garage w/In- floor heating and RV pad, one block off of Centre Street as well as Edmonton Trail. Walk to Downtown in 20 mins., major traffic routes 5 mins. Airport 20 mins. Amenities of all description are a short walk away. Enjoy the privacy of the sunny ,south facing back yard. Timely updated finishings, added to provide warmth and charm to this original 2 bedroom Bungalow. Planned City Zoning changes will allow for a higher density construction. Surrounded by Million dollar infills, this home can be held, suited, with city approval, and occupied until new development is undertaken.Zoning for this property has been changed to R-CG, allowing for Multi Family , Semi-detached/ Duplex that may allow for secondary suites and Garden residence, over the garage. Check out the Virtual Tour .**

Inclusions: **N/A**  
Property Listed By: **MaxWell Capital Realty**

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



















