



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**229 25 Avenue, Calgary T2E1Y2**

MLS®#: **A2141312**

Area: **Tuxedo Park**

Listing Date: **06/14/24**

List Price: **\$499,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1912**

Lot Information

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

Finished Floor Area

Abv Sqft: **882**  
Low Sqft:  
Ttl Sqft: **882**

DOM

**16**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,See Remarks**  
Park Feat: **Parking Pad**

Utilities and Features

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

Construction: **Wood Siding**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**  
Int Feat: **Vaulted Ceiling(s)**  
Utilities:

Room Information

Room                      Level                      Dimensions  
**Kitchen**                      **Main**                      **12`7" x 9`0"**  
**Bedroom**                      **Main**                      **11`2" x 11`0"**  
**Living Room**                      **Main**                      **13`2" x 11`3"**  
**4pc Bathroom**                      **Main**                      **0`0" x 0`0"**

Room                      Level                      Dimensions  
**Dining Room**                      **Main**                      **9`4" x 9`0"**  
**Bedroom**                      **Second**                      **23`8" x 13`4"**  
**Family Room**                      **Main**                      **12`11" x 11`0"**  
**Office**                      **Main**                      **9`0" x 6`10"**

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**R-C2**

Legal Desc:

**2617AG**

Remarks

Pub Rmks:

**YOUR NEW HOME ... is a charming two-bedroom bungalow in the inner-city community of Tuxedo, with a walk score of 91 and a bike score of 86! Two blocks away is Centre Street, one block away is Edmonton Trail, giving you walkable and bike access to some sure to be your new favorites like Lina's Italian Market & Café, Safeway, bakeries, all kinds of medical specialists, then there's 16 ave a few blocks away too. If you're a golfer, The Winston Golf Club & Fox Hollow are close. If you have a fur baby, there's 2 off leash parks for them to wander and play. With summer around the corner, you will be sure to want to visit Mount Pleasant Outdoor Pool and afterwards stroll through Confederation Park. This prime location offers convenient access to major routes while being nestled in the middle of a quiet street, ensuring peace and tranquility. Surrounded by multimillion-dollar properties, this home presents an excellent investment opportunity. Enjoy a blend of vintage charm and modern updates throughout the house. The dining room features vaulted ceilings and opens onto a private, low-maintenance backyard—perfect for entertaining. Additionally, the property includes a versatile custom built shed ( 12.8x8.11) complete with full electrical connections, ideal for a home office, creative studio, uber cool bar area or she/he shed. Your off street parking is beside it. Inside, the back entrance leads to a small office area, and a staircase ascends to the developed lofted second bedroom/ flex room area. Ready for immediate occupancy, this home allows you to start enjoying outdoor gatherings in your backyard right away. Conveniently located near bus routes and just 10 minutes from downtown, this home combines comfort, convenience and accessibility. It has 100 amp panel, newer furnace (just been serviced) newer HWT (just been serviced) and the roof was replaced in 2018. At this price, it's basically land value. Live here for a few years and build your dream home! FUN FACTS about your new home ...The custom shed was originally a Calgary Stampede beer shed, the window was the serving window. The house was the original Tuxedo Park homestead. All of the wiring in the loft and shed is exposed electric to give more of an industrial look. The deck is made from Indonesian bata wood, if sanded it will be stunning! Intrigued? Book your showing fast!**

Inclusions:

**studio in back yard**

Property Listed By:

**MaxWell Capital Realty**

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









