



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**223 22 Avenue, Calgary T2E 1T6**

MLS®#: **A2151258**

Area: **Tuxedo Park**

Listing Date: **07/23/24**

List Price: **\$1,200,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1947**

Lot Information

Lot Sz Ar: **7,814 sqft**  
Lot Shape:

Access:

Lot Feat: **Front Yard,Lawn,Level,Many Trees,Rectangular Lot**  
Park Feat: **Single Garage Detached**

DOM

**120**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **1**  
Garage Sz: **2**

Utilities and Features

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

Construction: **Stucco**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>		<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 10`6"</b>

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-C2**

Legal Desc: 13670

Remarks

Pub Rmks: **Developers!! A super rare 62.5' lot in the coveted inner-city neighbourhood of Tuxedo Park. Fantastic investment opportunity currently zoned R-C2. (pending city proposed blanket re-zoning). This rare, huge lot may be redeveloped in any number of ways; clean title and (non-compliant ) RPR is available. No access to house itself, but you're welcome to walk the property. These giant lots don't come up often. Truly a once in a lifetime investment opportunity!**

Inclusions: n/a  
Property Listed By: CIR Realty

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



