



THE
A-TEAM

**RE/MAX
FIRST**

251 19 Avenue, Calgary T2E 1P2

MLS®#: **A2152022**

Area: **Tuxedo Park**

Listing Date: **07/25/24**

List Price: **\$475,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 21-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1928**

Finished Floor Area
Abv Sqft: **736**
Low Sqft:
Ttl Sqft: **736**

Lot Information

Lot Sz Ar: **3,121 sqft**
Lot Shape:

DOM

53
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Alley Access,On Street,Parking Pad,Paved**

Utilities and Features

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

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

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	11`6" x 7`10"
Bedroom - Primary	Main	12`10" x 7`10"
Living Room	Main	17`9" x 9`10"
3pc Bathroom	Lower	

Room	Level	Dimensions
Kitchen	Main	9`10" x 9`10"
Bedroom	Basement	9`2" x 7`10"
Den	Basement	9`2" x 7`10"
4pc Bathroom	Main	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

13670

Zoning:
R-C2

Remarks

Pub Rmks: **Great revenue or holding property within minutes of downtown (2.4 km, 5 min). Charming inner-city bungalow on quiet street with amazing access to downtown. 2007 renovations include kitchen, and flooring throughout. Two bedrooms and one flex room down make perfect use of this cute house. The oversized single garage is a massive open space with a high ceiling and shed-style roof it could easily be converted to a workshop or studio. Safeway and Co-op are just round the corner, as are restaurants, video rentals, car wash and gas stations. Get on Deerfoot and 16 Ave in seconds.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Mission Real Estate**

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