



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 25 Avenue, Calgary T2E 1X9**

MLS®#: **A2153786**

Area: **Tuxedo Park**

Listing Date: **08/01/24**

List Price: **\$799,999**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 18-Aug**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,984 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,City Lot**  
Park Feat: **Single Garage Detached**

DOM

**113**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>9`10" x 14`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 11`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 10`5"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`7" x 11`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 13`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 13`9"</b>
<b>Office</b>	<b>Main</b>	<b>13`2" x 11`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`4" x 5`0"</b>
<b>Game Room</b>	<b>Lower</b>	<b>16`9" x 17`9"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>9`0" x 11`3"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>5`2" x 8`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2617AG**

Zoning:  
**R-C2**

Remarks

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Pub Rmks: **Developers,Builders , Huge 50x120 RC-2 LOT in the beautiful community of Tuxedo Park, soon can be converted with city approval as RCG after the city Blanket zoning change take affect. And situated on it a Huge 1300 Sq ft Bungalow in very good condition, which can be rented for long term , or hold it for Redevelopment, It has three huge Bedrooms and a big office , A 4 piece bath, Open living room and dining area, the Kitchen is Updated from its original design, and has newer hot water tank, furnace and shingles, the basement is fully developed with a family room, bedroom ,a 3 piece bath, a kitchenette and its own separate entrance,Very Close to DOWNTOWN, SHOPPING, SAIT, UNIVERSITY, HOSPITALS AND ALL MAJOR ROADS. A Perfect Property for Redevelopment.**

Inclusions: **None**  
Property Listed By: **RE/MAX Real Estate (Central)**

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