



THE
A-TEAM

**RE/MAX
FIRST**

220 20 Avenue, Calgary T2E 1P9

MLS®#: **A2163489**

Area: **Tuxedo Park**

Listing Date: **09/06/24**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1952**

Finished Floor Area

Abv Sqft: **1,024**

Low Sqft:

Ttl Sqft: **1,024**

Lot Information

Lot Sz Ar: **4,654 sqft**

Lot Shape:

DOM

12

Layout

Beds: **3 (2 1)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Landscaped,See Remarks**
Park Feat: **Single Garage Detached**

Utilities and Features

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

Construction:
See Remarks
Flooring:
Concrete,Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Gas Range,Gas Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Central Vacuum,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`5" x 9`1"
Dining Room	Main	9`6" x 9`1"
Living Room	Main	13`1" x 17`6"
4pc Bathroom	Basement	7`7" x 4`11"
Kitchen	Basement	13`3" x 9`9"
Game Room	Basement	13`7" x 16`1"
Furnace/Utility Room	Basement	9`2" x 8`9"

Room	Level	Dimensions
Bedroom	Main	11`6" x 10`4"
Kitchen	Main	8`11" x 15`9"
Bedroom - Primary	Main	10`0" x 13`0"
Bedroom	Basement	13`9" x 9`11"
Laundry	Basement	13`2" x 7`4"
Storage	Basement	3`8" x 8`9"

Title:
Fee Simple
Legal Desc:

Zoning:
M-C1

3049T

Remarks

Pub Rmks: **PROFESSIONALLY RENOVATED & MOVE-IN READY RAISED BUNGALOW, MC-1 ZONING (Multi-Residential), INNER CITY & ZEN GARDEN.** Lovingly maintained and professionally upgraded over the years, you'll be impressed with the quality and features of this 1,024.43 sq ft, 3-bedroom, 2-bathroom home. The open-concept main level offers refinished hardwood flooring, a spacious living room with a cozy wood-burning fireplace, a stunning kitchen, redesigned by Calgary's Zen Kitchens in 2018, with quartz countertops, wood cabinetry, island/breakfast bar, high-end SS appliances, tile flooring and a built-in pantry. Down the hall are 2 good-sized bedrooms and a bathroom redesigned with a custom concrete bathtub and countertop. The basement has a SEPARATE ENTRANCE, hardwood and polished concrete flooring, a large living room, a recently upgraded kitchenette, and a 4 PC bathroom. Completing this level is a laundry area with a counter and sink; there's additional plumbing for a separate laundry. Parking is available on the back parking pad with back lane access or in the single, extra-long garage that features a workshop. Enjoy the outdoors in a stunning yard created over the years with mature trees, professional landscaping, large cedar deck, newer fencing, and a gorgeous, low-maintenance ZEN GARDEN graced with Rundlestone walkways and seating area with a fire pit, flower beds, raised planter boxes and a custom-built cabana that is insulated and powered; a perfect space for a studio/workshop or den. Additional upgrades to the home include: NEW ELECTRICAL and permitted panel (2024), new roof (2017), all new windows (2016) and furnace (2011). Zoned MC-1; Multi-Residential (see city requirements), this property offers a wealth of flexibility; add a laneway suite in the back, rent the lower level, and hold for area redevelopment. A vibrant neighbourhood with tree-lined streets, close to downtown, with a variety of amenities at your doorstep. View the 3D tour, photos and floor plans and call for a private viewing today!

Inclusions: **Samsung double door fridge, Kitchen Aid dishwasher, Thermador Professional 4 burner gas stove and gas range, Central vacuum, OTR Microwave, Washer and Dryer, Basement Refrigerator, Basement stove (s)**

Property Listed By: **Royal LePage Benchmark**

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











