



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**218 19 Avenue, Calgary T2M 0Y2**

MLS®#: **A2164924**

Area: **Tuxedo Park**

Listing Date: **09/14/24**

List Price: **\$715,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1935**

Lot Information

Lot Sz Ar: **4,693 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **870**  
Low Sqft:  
Ttl Sqft: **870**

DOM

**5**

Layout

Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Level**  
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground**

Construction: **Wood Frame**  
Flooring: **Hardwood,Other,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Quartz Counters,Separate Entrance,Soaking Tub**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`4" x 14`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 12`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>2`5" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`7" x 11`11"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>6`2" x 7`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>7`10" x 8`7"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 6`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`8" x 12`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 5`1"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>8`1" x 7`8"</b>
<b>Living Room</b>	<b>Basement</b>	<b>10`11" x 12`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`10" x 14`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**21290**

Remarks

Pub Rmks: **Welcome to this charming bungalow in the sought-after Tuxedo neighborhood! This renovated detached home is in a quiet cul-de-sac, just a short distance from downtown. It's ideal for couples working in the area, first-time homebuyers, or savvy investors looking for convenience and comfort. It features 4 bedrooms and 2 bathrooms, perfect for growing families or those seeking extra room. The open floor plan enhances the living space, while large windows fill the rooms with natural light. Enjoy the cozy living areas, modern kitchen, and a private backyard ideal for relaxing or entertaining. Located in the desirable Tuxedo neighborhood, this home is close to local amenities, parks, and restaurants, making it a wonderful place to call home. Don't miss the opportunity to make this charming bungalow your own!**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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









