



THE
A-TEAM

**RE/MAX
FIRST**

225 20 Avenue, Calgary T2M 1C3

MLS®#: **A2165142**

Area: **Tuxedo Park**

Listing Date: **09/12/24**

List Price: **\$499,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1911**

Lot Information

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

Finished Floor Area

Abv Sqft: **965**
Low Sqft:
Ttl Sqft: **965**

DOM

7

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Private,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

Construction: **Wood Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Block,Poured Concrete**

Kitchen Appl: **Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 13`10"
Dining Room	Main	7`10" x 9`1"
Living Room	Main	11`0" x 23`5"
Furnace/Utility Room	Basement	13`8" x 22`1"

Room	Level	Dimensions
Bedroom	Main	7`5" x 14`1"
Kitchen	Main	13`6" x 11`9"
Loft	Upper	12`9" x 20`5"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

21290

R-C2

Remarks

Pub Rmks: **It's not often you find a detached home in Calgary for under \$500K—this one's a gem! Incredible value in this 1.5-storey character home, perfectly located in the heart of Tuxedo. Just steps from SAIT and minutes from downtown. This bright, open-concept home features a cozy main floor with a spacious living area, a comfortable primary bedroom, and a full 4-piece bathroom. Upstairs, you'll find a versatile loft that can be used as an extra bedroom or flex space. Enjoy the sunny south-facing backyard, perfect for outdoor activities. This home is ideal for young families, investors, or first-time buyers, with easy access to shopping, transit, and the downtown core. Don't miss out on this fantastic opportunity—call your favourite Realtor today to book a showing!**

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

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







