



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**305 32 Avenue, Calgary T2E 2H1**

MLS®#: **A2166616**

Area: **Tuxedo Park**

Listing Date: **09/17/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1959**

Lot Information

Lot Sz Ar: **6,501 sqft**  
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,078**  
Low Sqft:  
Ttl Sqft: **1,078**

DOM

**2**

Layout

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

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 13`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 5`5"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>10`6" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`6" x 12`0"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>10`1" x 7`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`11" x 9`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 9`10"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 17`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`11" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 12`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>14`1" x 14`5"</b>
<b>Dining Room</b>	<b>Basement</b>	<b>7`8" x 9`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`8" x 4`11"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**2617AG**

Remarks

Pub Rmks: **Great opportunity for investors or anyone who needs a tenant to help pay the mortgage! Excellent location, less than 10 minute drive to downtown by car, walking distance to public transportation and less than 15 minutes to airport. This solid, well built home with brand new roof (2024) has two self contained units (up and down) with separate electrical and gas meters so no fighting over utility bills. Each unit has a separate entrance, each with it's own high efficiency furnace ( installed 2014), mid efficiency hot water tank (2016) and laundry machines so nothing needs to be shared between suites! The downstairs unit (illegal) has great ceiling height and full size windows which allow for lots of natural light. Parking is not a problem with a large parking spot in the back next to the double oversized garage. This is an exceptional income property in an exceptional location and will not last long!**

Inclusions:  
Property Listed By: **Basement- Dishwasher, washer, dryer, refrigerator, electric stove, range hood, windows coverings  
Grand Realty**

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





















