



THE A-TEAM

RE/MAX FIRST

202 27 Avenue, Calgary T2E 1Z9

MLS®#: A2166763

Area: Tuxedo Park

Listing Date: 09/18/24

List Price: \$899,900

Status: Active

County: Calgary

Change: None

Association: Fort McMurray



General Information

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

Finished Floor Area

Abv Sqft: 972

Low Sqft:

Ttl Sqft: 972

Lot Information

Lot Sz Ar: 5,920 sqft

Lot Shape:

DOM

1

Layout

Beds: 3 (2 1)

Baths: 2.0 (2 0)

Style: Bungalow

Parking

Ttl Park: 4

Garage Sz: 2

Access:

Lot Feat: Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot

Park Feat: Double Garage Detached, Driveway, Heated Garage, Oversized

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Entrance, Private Yard

Construction: Vinyl Siding, Wood Frame
Flooring: Ceramic Tile, Hardwood, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Laminate Counters
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Sunroom/Solarium, Bedroom, Game Room, and 3pc Bathroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen With Eating Area, Bedroom - Primary, 4pc Bathroom, Bedroom, and Laundry.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2617AG

Zoning:
R-C2

Remarks

Pub Rmks: **ATTENTION BUILDERS, INVESTORS OR JUST REGULAR HOME BUYERS. 50' x 120' Corner Lot located in the community of Tuxedo Park. A great opportunity to redevelop or long-term holding property. This bungalow features a main floor with hardwood and tile flooring throughout. Large front living room with a quaint dining area or flex area. Kitchen with a gas stove and built in eating area. Two great sized bedrooms and 4pc bathroom. Additional permitted large sunroom with high ceilings and a corner gas fireplace. Access to a large rear deck and backyard including hot tub and shed. The basement is fully finished with a huge recreation/family room with a wood burning stove. A third bedroom, 3pc bathroom and lower laundry. Other features include oversized garage with 12' ceiling height, updated windows throughout bringing in great natural light, updated lighting fixtures, newer roof and beautifully landscaped. Redevelop and build, live or hold the property for future investment; plenty of options for you. Don't miss out on this opportunity. Make your private showing today.**

Inclusions:
Property Listed By: **Pool table, Shed and Hottub
RE/MAX Real Estate (Central)**

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











