



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**253 19 Avenue, Calgary T2E1P2**

MLS®#: **A2166820**

Area: **Tuxedo Park**

Listing Date: **09/19/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1932**  
Lot Information  
Lot Sz Ar: **6,243 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **941**  
Low Sqft:  
Ttl Sqft: **941**

DOM

**0**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane**  
Park Feat: **Additional Parking,Single Garage Detached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Open Floorplan,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 9`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 8`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`1" x 12`10"</b>	<b>Laundry</b>	<b>Basement</b>	<b>9`7" x 7`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 10`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`8" x 9`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`3" x 6`5"</b>			

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**13670**

**R-C2**

Remarks

Pub Rmks: **This Tuxedo park home is a great opportunity - whether you're looking to renovate, rent-out, or re-develop, this property offers lots of possibility for homeowners, investors and developers alike. This well-kept 3 bedroom, 941 sq ft home sits on a large 50' x125' lot which is designated RC-2. This would allow for a new single detached, side-by-side or duplex home to be developed in the future. The location is so desirable! It's just minutes away from downtown, Foothills and Children's Hospitals, the vibrant University District, Confederation Park Golf Course and Confederation Park and SAIT. There are also great amenities within walking distance including restaurants, cafes, supermarkets, bakeries and many other convenient services. It also has easy access to transit and driving routes, making getting around town easy! The neighborhood's tree-lined streets, eclectic mix of home styles, and inner-city location make it a popular choice for families, young professionals, and retirees. All that in addition to the amazing investment potential of this home, make it a must see! Call today to learn more!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX First**

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



