



THE A-TEAM

RE/MAX FIRST

202 27 Avenue, Calgary T2E 1Z9

MLS®#: A2172219 Area: Tuxedo Park Listing: 10/10/24 List Price: \$874,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1947
Lot Information
Lot Sz Ar: 5,920 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 972
Low Sqft:
Ttl Sqft: 972

DOM: 42
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 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists Living Room, Sunroom/Solarium, Bedroom, Game Room, 3pc Bathroom, Kitchen With Eating Area, Bedroom - Primary, 4pc Bathroom, Bedroom, Laundry.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2617AG

Zoning:
R-CG

Remarks

Pub Rmks: **50' x 120' CORNER LOT. ATTENTION BUILDERS, INVESTORS OR JUST REGULAR HOME BUYERS. 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











