



THE
A-TEAM

**RE/MAX
FIRST**

121 27 Avenue #301, Calgary T2M 2H3

MLS®#: **A2186328**

Area: **Tuxedo Park**

Listing Date: **01/10/25**

List Price: **\$334,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1993**

Finished Floor Area

Abv Sqft: **929**
Low Sqft:
Ttl Sqft: **929**

DOM

12
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

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

Construction: **Brick, Stucco, Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	5`4" x 3`9"	Kitchen	Main	8`7" x 11`7"
Living Room	Main	16`3" x 17`2"	Laundry	Main	5`0" x 10`3"
Bedroom - Primary	Main	11`10" x 14`0"	Bedroom	Main	11`2" x 9`11"
4pc Bathroom	Main	4`11" x 9`0"			

Legal/Tax/Financial

Condo Fee:
\$489

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-C1**

Legal Desc:

9310999

Remarks

Pub Rmks:

Discover this unique and inviting top floor condo in the amazing community of Tuxedo Park, just steps away from all the many amenities found on Centre Street. Situated in a small, well maintained complex, this two bedroom, one bathroom home offers comfort and a prime location. The spacious layout features a bright living area with a cozy corner gas fireplace, and patio doors leading to a generous balcony. The kitchen is both functional and stylish, with ample counter space, along with modern appliances and a convenient island. Both bedrooms are generously sized and thoughtfully positioned down the hall, providing enhanced privacy. The full modern bathroom won't disappoint! The unit also has its own laundry room equipped with its own furnace and hot water tank which is rare for a condo yet valuable features allowing independence much like a single family home. This home's unique design includes two separate entrances, front and rear, for added convenience and flexibility. Parking is no issue with an assigned stall. Located just half a block from Centre Street, this condo offers easy access to shops, cafes, restaurants and transit options. With its exceptional location and thoughtful design, this property is a rare find in Calgary's sought after inner city. Don't miss the opportunity to call this condo home! Please see the Video and 3D tour. Complex is pet friendly, upon board approval.

Inclusions:

N/A

Property Listed By:

Real Broker

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





