



202 27 Avenue, Calgary T2E 1Z9

MLS®#: **A2187736** Area: **Tuxedo Park** Listing Date: **01/15/25** List Price: **\$859,900**
 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

6
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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`1" x 12`4"	Kitchen With Eating Area	Main	13`5" x 12`6"
Sunroom/Solarium	Main	13`6" x 11`6"	Bedroom - Primary	Main	12`3" x 10`10"
Bedroom	Main	10`0" x 9`2"	4pc Bathroom	Main	9`3" x 5`0"
Game Room	Basement	29`2" x 11`6"	Bedroom	Basement	12`1" x 9`2"
3pc Bathroom	Basement	7`11" x 4`8"	Laundry	Basement	12`11" x 10`5"

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, Hottub
RE/MAX First**

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











