



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**112 25 Avenue, Calgary T2E 1X8**

MLS®#: **A2203652**

Area: **Tuxedo Park**

Listing Date: **03/18/25**

List Price: **\$699,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1949**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot,Street Lighting**  
Park Feat: **Off Street**

DOM

**18**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

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

Construction: **Stucco**  
Flooring: **Carpet,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Oven**  
Int Feat: **Laminate Counters,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 5`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 10`1"</b>
<b>Storage</b>	<b>Main</b>	<b>11`6" x 9`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>21`11" x 28`0"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 12`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`4" x 16`6"</b>
<b>Laundry</b>	<b>Basement</b>	<b>7`3" x 6`1"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`0" x 9`3"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**R-CG**

Legal Desc:

**2617AG**

Remarks

Pub Rmks: **This 1-bedroom, 1-bathroom gem has stood the test of time and now awaits a visionary to restore its former glory. The solid bones of this home offer endless possibilities. Situated on a generous 50 x 120 lot, there's ample space for re-development. Tuxedo Park is renowned for its blend of historic charm and urban convenience. Residents enjoy proximity to downtown Calgary, local eateries, parks, and reputable schools. The potential for transformation is vast, allowing for modern amenities to be integrated while preserving historical charm or tear down and expand your portfolio by building multiple units on this R-CG lot. Properties like this are rare finds. With the right vision and effort, this bungalow can be transformed into a cozy residence or a profitable investment.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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

