



GRASSROOTS
REALTY GROUP

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130 27 Avenue NW
Calgary, Alberta

MLS # A2271591



\$668,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,165 sq.ft.	Age:	1977 (48 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Lawn, Rectangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: Dishwasher, dryer, washer, electric range, range hood fan, refrigerator, window coverings in basement

Rare find solid house built in 1977 in Tuxedo Park! Bi-level up and down duplex with a three bedroom main floor unit and a newly renovated legal three bedroom basement suite (registered legal suite Number - 202406868). Common entranceway with independent entrances to each level. Laminate flooring throughout the whole house. Main floor unit currently has Tenant that is leaving December 1st and needs 48 hour notice to view due to little baby. Large living room and dining room with views of the yard with mature trees along the wide boulevard. New washer, dryer and dishwasher. Upper balcony overlooks yard with access from dining area. Kitchen with entertainment/eating island and stainless appliances overlooks dining area. Laundry is off of kitchen with an independent storage room /pantry. Three good sized bedrooms including master with two piece ensuite. Legal basement unit has been renovated with new kitchen, new bathroom, new floor, new paint and new appliances. It is vacant and easy to view. Some furniture and household supplies can be included if buyer desires. Lots of room in the back yard for future garage. New downspouts. A block from Centre Street with major transit routes to downtown, airport, University of Calgary and SAIT. Shopping, schools, play ground and restaurants close by. Live up and rent the lower level or buy it as investment and enjoy positive cash flow. List of updates: Two sets of New LG Washer and Dryer (2025); Two new Dishwasher (2025) One new LG Stove (2025) One new Range Hood (2025) New Kitchen Cabinets (2025) New Vinyl floor in basement (2025) New Vanity, Toilet in the basement New painting in the basement, new downspouts.