



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

133 28 Avenue NE
Calgary, Alberta

MLS # A2284073



\$799,888

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	1946 (80 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Beach, Cleared, Front Yard, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance, Storage		

Inclusions: N/A

DEVELOP, INVEST, OR HOUSE HACK. Ideally located across from a park in Tuxedo Park, 133 28 Avenue NE offers over 2,139 sq ft of total finished living area on a premium 50 x 120 foot wide lot. This property is a rare find, perfectly blending immediate cash flow with massive future development equity. **THE RESIDENCE:** The main floor 1,138 sq ft, features original refinished hardwood, two spacious bedrooms, and a bright living room with unobstructed park views. The lower level 1,001 sq ft boasts a separate back entrance, three bedrooms, an eat in kitchen, and brand new flooring. A reliable tenant is already in place and open to staying, providing a seamless mortgage helper or investment. **PARKING & STORAGE:** Unbeatable triple garage setup featuring a double detached garage 22'x23';1 and an additional single detached garage 15'x19';4. The large backyard includes a movable fence specifically designed for easy RV parking. **THE OPPORTUNITY:** With a 50' frontage, this is a prime candidate for future duplex or fourplex development. For a turnkey transition, all furniture and art are negotiable. Enjoy an incredible lifestyle just steps from the Tuxedo Community Centre and brand-new beach volleyball courts, all while being only 5 minutes from Downtown. Don't miss this strategic inner city acquisition book your private tour today!