



2, 126 27 Avenue NW  
Calgary, Alberta

MLS # A2289490



**\$444,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 150
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, See Remarks, Stone Counters		

**Inclusions:** NA

Fabulous low-maintenance, move-in-ready condo with unbelievably low condo fees, ideally situated on a beautiful tree-lined street in the sought-after inner-city community of Tuxedo Park. This boutique 3-plex offers outstanding curb appeal, showcasing acrylic stucco, stone accents, and an exposed aggregate walkway that welcomes you home. Inside, the open-concept floor plan impresses with rich hardwood flooring, a well-appointed kitchen featuring granite countertops and stainless steel appliances, and a bright, inviting living area anchored by an elegant stone-faced gas fireplace. The upper level offers two generous primary bedrooms, each complete with its own private ensuite, providing exceptional comfort and privacy, ideal for guests, roommates, or a home office setup. The undeveloped basement presents excellent potential for future customization to suit your needs, while your covered, assigned parking stall is conveniently located just steps from your door. Unbeatable location close to Centre Street, 4th Street NW, and countless amenities, combined with truly minimal upkeep, makes this inner-city gem a rare find.