



**127 27 Avenue NE**  
**Calgary, Alberta**

**MLS # A2300783**



**\$599,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	821 sq.ft.	<b>Age:</b>	1927 (99 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Vinyl Windows		

**Inclusions:** Ikea wardrobe in basement living room

Welcome to your sweet Tuxedo Park home—an inner-city gem designed for those who crave charm, style, and a space to truly call their own. Perfect for a single professional or young couple, this beautifully updated bungalow blends character with modern comfort, all just minutes from downtown. Step inside to discover a bright, airy layout featuring 2 bedrooms, 2.5 baths, and two inviting living spaces—ideal for relaxing, entertaining, or working from home. The upper dining room offers flexibility and could easily be converted into a private at home office with the addition of a barn door. The heart of the home is the stunning kitchen, where vaulted ceilings and a skylight flood the space with natural light. You’ll love the granite countertops, breakfast bar seating, abundant cabinetry, large pantry, and added convenience of a water filtration system—perfect for both everyday living and hosting friends. This home has been thoughtfully maintained and extensively renovated (2006/2007), including updated layouts on both levels, windows, plumbing, electrical, roof, furnace, stucco exterior, and gorgeous 45-degree walnut hardwood flooring. Custom closet shelving adds smart storage throughout. Recent upgrades include fresh paint, new LED lighting, and recently central air conditioning to keep you comfortable all summer. Outside, your private south-facing backyard is a true retreat—featuring a large sun-soaked deck, newer fencing, and elegant columnar aspens that create a serene, garden boxes to grow produce, and a secluded atmosphere. An oversized single garage completes the package. Cute, stylish, and completely move-in ready, this Tuxedo Park bungalow offers the best of inner-city living with a warm, welcoming vibe you’ll fall in love with the moment you arrive. An absolute must see!