



211 22 Avenue NE  
Calgary, Alberta

MLS # A2130995



**\$799,500**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	781 sq.ft.	<b>Age:</b>	1946 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Triple Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), French Door, Granite Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Reduced Price - Grab the Keys, for this must see cozy, fully developed, well maintained Home, in the Close in district of Tuxedo. Situated on a prime redevelopment Lot, with a Triple garage w/In- floor heating and RV pad, one block off of Centre Street as well as Edmonton Trail. Walk to Downtown in 20 mins., major traffic routes 5 mins. Airport 20 mins. Amenities of all description are a short walk away. Enjoy the privacy of the sunny, south facing back yard. Timely updated finishings, added to provide warmth and charm to this original 2 bedroom Bungalow. Planned City Zoning changes will allow for a higher density construction. Surrounded by Million dollar infills, this home can be held, suited, with city approval, and occupied until new development is undertaken. Zoning for this property has been changed to R-CG, allowing for Multi Family, Semi-detached/ Duplex that may allow for secondary suites and Garden residence, over the garage. Check out the Virtual Tour .