



135 25 Avenue NE
Calgary, Alberta

MLS # A2139186



\$839,999

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,328 sq.ft.	Age:	1947 (77 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: none

BUILDERS ,DEVELOPERS ALLERT ,HUGE 50 X 120 RC-2 LOT in the sort after community of Tuxedo park, And situated on it is a huge 1300 Sq ft bungalow in very good condition , can be rented for long term, or hold it for redevelopment, it has three big size bedroom ,with 4 piece bath and open living and dining area, and the kitchen is updated from its original design, and has newer hot water tank, furnace , and shingles. very close to DOWNTOWN , SAIT AND ALL MAJOR ROUTES.