



135 25 Avenue NE  
Calgary, Alberta

MLS # A2153786



**\$799,999**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** None

Developers,Builders , Huge 50x120 RC-2 LOT in the beautiful community of Tuxedo Park, soon can be converted with city approval as RCG after the city Blanket zoning change take affect. And situated on it a Huge 1300 Sq ft Bungalow in very good condition, which can be rented for long term , or hold it for Redevelopment, It has three huge Bedrooms and a big office , A 4 piece bath, Open living room and dining area, the Kitchen is Updated from its original design, and has newer hot water tank, furnace and shingles, the basement is fully developed with a family room, bedroom ,a 3 piece bath, a kitchenette and its own separate entrance,Very Close to DOWNTOWN, SHOPPING, SAIT, UNIVERSITY, HOSPITALS AND ALL MAJOR ROADS. A Perfect Property for Redevelopment.