



**GRASSROOTS**  
REALTY GROUP

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**233 27 Avenue NE**  
**Calgary, Alberta**

**MLS # A2202713**



**\$924,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,804 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Pantry, See Remarks		

**Inclusions:** None

Welcome to this original-owner home on a prime 50' x 120' inner-city lot with R-CG zoning, situated in the highly desirable and sought-after community of Tuxedo Park! This versatile property presents an exceptional opportunity for investors, first-time buyers, or families looking for a spacious, fully developed property with long-term value. Offering over 2,500 SF of developed space, with more than 1,800 SF on the main & upper floors alone (plus an additional 703 SF in the basement), the potential for updates and customization to either live in or rent out is significant. Located just minutes from downtown, this vibrant neighborhood strikes the perfect balance between convenience and tranquility. Enjoy leisurely walks through the picturesque Confederation Park while benefiting from easy access to nearby transit options. Everything you need is within walking distance, including top-rated schools, shopping, dining, and various amenities. The home's prime location also offers proximity to SAIT, North Hill Mall, the Jubilee Auditorium, Kensington Village, and major commuter routes, making it easy to access all the city has to offer. The main floor features a spacious living room with a gas fireplace, a separate dining room, and a large kitchen, along with a 4-piece bathroom, main floor laundry, and access to a generous backyard. Upstairs, you'll find three bedrooms, plus additional storage space in the attic. The primary bedroom includes a 2-piece ensuite. The lower level offers a large family room, a 3-piece bathroom, ample storage, and a utility room with a newer, high-efficiency furnace. Step outside to the beautifully landscaped backyard, where vibrant flower beds, a charming patio, and a lush garden provide the perfect environment for relaxing, gardening, or hosting gatherings. The over-sized, heated detached garage, along with additional

parking, ensures ample space for vehicles and storage. Currently rented, so if you're looking for a turn-key investment opportunity, this might be perfect... be sure to book your viewing soon!