



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

129 30 Avenue NW
Calgary, Alberta

MLS # A2287069



\$599,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	681 sq.ft.	Age:	1921 (105 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Other, Private		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Closet Organizers, Granite Counters, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Welcome to a rare gem in the heart of Tuxedo Park! This charming 1921 home perfectly blends timeless character with thoughtful modern updates. Inside, you'll find a warm and inviting space full of personality, complemented by renovations that enhance both comfort and functionality. Step outside to beautifully finished stamped concrete backyard patio, adding curb appeal and the perfect space for entertaining or relaxing. Situated on a desirable street in a sought-after inner-city community, you're just minutes from downtown, schools, parks, and amenities. Whether you're looking for a character home with upgrades or an incredible investment opportunity, this property delivers.