



GRASSROOTS

REALTY GROUP

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**135 27 Avenue NE
Calgary, Alberta**

MLS # A2295701



\$590,000

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	986 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Level, Low Maintenance		

Heating:	Boiler	Water:	-
Floors:	Carpet, Stone, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Additional appliances in the suite are included: Stove, hood fan, refrigerator, washer, dryer

Welcome to this bright & inviting semi-detached home in the desirable inner city community of Tuxedo Park. Amazing investment opportunity or live up and rent down; perfect for multi-generational living too. The main floor features 986 sqft of open concept living space with ALL NEW WINDOWS, NEW SLIDING GLASS DOOR, renovated kitchen, bathroom and ROCK WOOL SOUNDPROOFING INSULATION between the floors creating a comfortable living space both up and down. The main floor is filled with natural light and features large windows, wood burning fireplace and dining area with sliding door to the front deck. The perfect spot to relax and unwind. The kitchen is beautifully renovated and highlighted by the addition of an island, 2nd sink, granite countertops and eat up bar area. With tons of cabinets and counter space this is the ideal spot for anyone who enjoys cooking or entertaining family & friends. There are 2 spacious bedrooms up. The primary bedroom has a rare 2 pc en-suite bathroom, walk through closet and sliding patio door to the back south facing deck. An updated 4 pc Bathroom and separate laundry room with clever sliding storage complete the main floor. The lower level has a good sized illegal suite with separate entrance for potential extra income. It includes a large family room with cozy wood burning fireplace, kitchen with eating area, lots of cabinets and counter space. The living and dining area have large windows that maximize natural light. There are 2 good sized bedrooms, a 4 pc bathroom with new vanity and a separate laundry room with extra room for storage. The backyard has everything you need to enjoy the outdoors with a deck, a patio and grassy area. There is plenty of parking from the back alley with a separate single car garage with oversized garage door plus a separate parking spot for extra vehicles. Pride of

ownership is shown throughout this well maintained home. Fantastic central location with quick & easy commute to downtown, the airport and nearby golf course. Walk to shopping, schools, parks, restaurants and transit. Close to major transportation routes makes getting around the city and out to the mountains a breeze. Don't miss this opportunity to own this versatile property in a great neighborhood!