



GRASSROOTS
REALTY GROUP

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326 27 Avenue NE
Calgary, Alberta

MLS # A2297758



\$799,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	988 sq.ft.	Age:	1948 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Pie Shaped Lot		

Heating: Boiler, Natural Gas

Floors: Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: na

Exceptional corner pie lot on Edmonton Trail, perfect opportunity for builders, developers, and investors. This property sits on a 7,384 sq ft pie-shaped lot with a 50 ft frontage expanding to 67.49 ft at the rear and 125ft in length. Next Door 324 27 AVE (MLS:A2277312) Is also for sale, offering added design flexibility and site potential. The property includes a triple garage plus driveway parking for 3 additional vehicles, and the existing home provides solid holding income while you plan your next project. Notable updates include roof (2024), hot water tank (2023), and boiler (2009). Prominently located on Edmonton Trail, this is a rare opportunity to secure a high-exposure parcel with size, utility, and long-term upside.