



**GRASSROOTS**  
REALTY GROUP

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326 27 Avenue NE  
Calgary, Alberta

MLS # A2325486



**\$799,900**

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

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**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.