



GRASSROOTS
REALTY GROUP

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221 26 Avenue NE
Calgary, Alberta

MLS # A2348219



\$625,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	610 sq.ft.	Age:	1948 (78 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

An incredible opportunity to own a DETACHED inner city renovated bungalow, situated on a large 37.5 ft x 120 ft lot, with a SOUTH facing backyard in the well established community of Tuxedo Park. Nestled on a quiet tree lined street along with several other beautiful infills, this renovated bungalow offers both immediate appeal and future potential. The home features 2 bedrooms, an updated 4 piece bathroom and an updated kitchen with new appliances. An updated hot water tank, newer furnace and newer roof add to its appeal. Your opportunities are endless here as this property offers versatility appealing to buyers looking to enter the inner city detached market, investors seeking a rental property, and those planning for future development all in one. Move in and make it your own, explore the potential to rent and hold, or bring your vision for redevelopment. The generous 37.5 foot lot width offers additional space compared with a typical 25 foot infill lot, creating an appealing opportunity to explore a larger single family home design, subject to municipal approval. Whether you are looking for a place to call home or a property with long term investment potential, this Tuxedo Park opportunity offers a variety of options.