



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

130 30 Avenue NE
Calgary, Alberta

MLS # A2348244



\$799,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	898 sq.ft.	Age:	1948 (78 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Off Street, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Treed		

Heating: Forced Air

Floors: Concrete, Cork, Hardwood, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Block

Features: Bookcases, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: 3 x Stove, 3 x Fridge, 1 x Coin Dryer, 1 x Coin Washer

Great inner city investment opportunity! Originally the family home, this is the first time this property has been offered for sale in over 50 years! Situated on a 50'x120' lot across from Tuxedo Park Playground this income generating 3-unit property is perfect for investors and buyers looking for their next project. The main floor has 2 bedrooms, large living room with original hardwood floors, 4 pc bath and kitchen. There are built-in bookcases throughout. Prime for renovation, the basement contains a 1-bedroom studio style illegal suite with 3 pc bath. The garage has been converted into a large storage space that would be perfect for use as an art studio; above there is a 1-bedroom legal suite (2021 - Sicker # 5789) with large kitchen-living area, large bedroom and 3 pc ensuite. The north facing backyard is private with loads of trees, a nice size deck and patio. Updated to the home include: 2 mid efficiency furnaces (2009) , new windows on the main floor (2009), new hot water heater (2018). Close to SAIT, University of Calgary and Foothills Medical Campus. Quick access to Centre St N and Edmonton Trail makes access to transit and downtown commutes easy. Lots of restaurants within walking distance and close to all amenities.