



GRASSROOTS
REALTY GROUP

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207 27 Avenue NW
Calgary, Alberta

MLS # A2348548



\$749,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,473 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: Recycling Cabinet in Kitchen, Front Door Coat Hook/Shelf

Set on one of Tuxedo Park's beautiful, quiet, tree-lined streets, this charming 2-storey home combines an unbeatable inner city location with a south-facing back yard and double garage. Enjoy incredible convenience with the amenities on 4th and Centre Streets, Confederation Park, and schools all within walking distance, plus a quick commute to downtown and excellent access to major roadways. This well kept home offers a thoughtfully laid out main floor featuring a welcoming living room with wood burning fireplace and large windows facing the tree lined street, spacious dining room perfect for hosting family dinners, stylish powder room, and well appointed kitchen with updated cabinetry, quartz countertops, stainless steel appliances including a gas range, and custom-built storage shelf. Upstairs, the spacious primary bedroom features a walk-in closet, alongside a fully renovated 4-piece bathroom and two additional bedrooms. The basement offers a 3-piece bathroom, family room, and large storage room with plenty of shelving, plus laundry and utility areas. Enjoy the sunny south-facing, fully fenced back yard complete with a wood deck, patio, garden beds, and established perennials. Extensive updates over the past several years include Poly-B removal (2024), refinished hardwood floors (2023), new Lux windows on the north side of the house (2022), upstairs bathroom renovation (2021), LVP flooring in both kids' bedrooms (2021), new furnace (2018), new hot water tank (2017), and new roof shingles on the house and garage (2012). Modern updates, natural light throughout the home, and an unbeatable inner-city location in the heart of Tuxedo Park—this is the home you have been waiting for!