

# \$775,000 - 202 27 Avenue Ne, Calgary

MLS® #A2242112

**\$775,000**

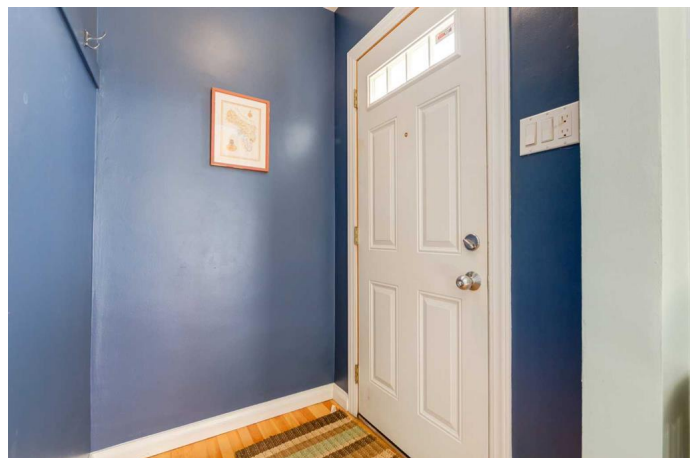
3 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

50' x 120' CORNER LOT.

ATTENTION BUILDERS, INVESTORS OR JUST REGULAR HOME BUYERS. Located in the community of Tuxedo Park. A great opportunity to redevelop or long-term holding property. This bungalow features a main floor with hardwood and tile flooring throughout. Large front living room with a quaint dining area or flex area. Kitchen with a gas stove and built in eating area. Two great sized bedrooms and 4pc bathroom. Additional permitted large sunroom with high ceilings and a corner gas fireplace. Access to a large rear deck and backyard including hot tub and shed. The basement is fully finished with a huge recreation/family room with a wood burning stove. A third bedroom, 3pc bathroom and lower laundry. Other features include oversized garage with 12' ceiling height, updated windows throughout bringing in great natural light, updated lighting fixtures, newer roof and beautifully landscaped. Redevelop and build, live or hold the property for future investment; plenty of options for you. Don't miss out on this opportunity. Make your private showing today.



Built in 1947

## Essential Information

MLS® # A2242112

Price \$775,000

|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 972         |
| Acres          | 0.14        |
| Year Built     | 1947        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 202 27 Avenue Ne |
| Subdivision | Tuxedo Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 1Z9          |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 4                                                          |
| Parking        | Double Garage Detached, Driveway, Heated Garage, Oversized |
| # of Garages   | 2                                                          |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                                                           |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                     |
| Cooling           | None                                                                                                        |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 2                                                                                                           |
| Fireplaces        | Basement, Gas, Wood Burning Stove, Sun Room                                                                 |
| Has Basement      | Yes                                                                                                         |
| Basement          | Finished, Full                                                                                              |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                            |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, |

|              |                          |
|--------------|--------------------------|
|              | Rectangular Lot          |
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 93              |
| Zoning         | R-CG            |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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