

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

MLS® #A2242112

**\$775,000**

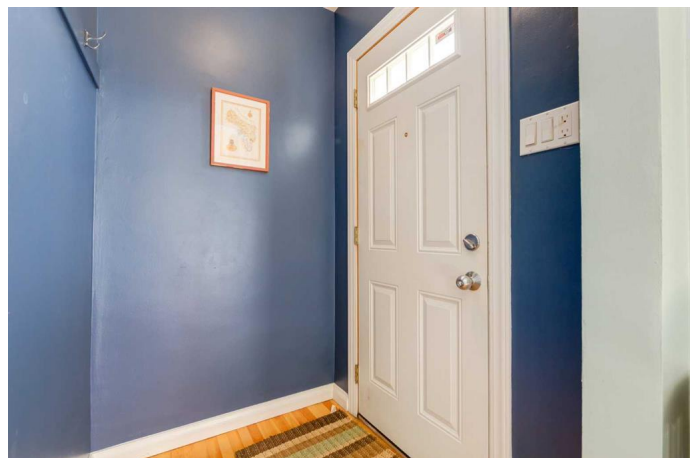
3 Bedroom, 2.00 Bathroom, 972 sqft

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, Sun Room, Wood Burning Stove
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	6
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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