

2, 126 27 Avenue NW
Calgary, Alberta

MLS # A2270967



\$484,900

Division:	Tuxedo Park		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,213 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 150
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks, Stone Counters		

Inclusions: NA

Fabulous low-maintenance, move-in-ready condo with unbelievably low condo fees, ideally situated on a beautiful tree-lined street in the inner-city community of Tuxedo. This boutique 3-plex offers outstanding curb appeal with acrylic stucco, rock accents, and an exposed aggregate walkway. Inside, the open floor plan impresses with rich hardwood flooring, a well-appointed kitchen featuring granite counters and stainless steel appliances, and a bright living area anchored by an elegant stone-finished gas fireplace. The upper level includes two generous primary bedrooms, each with its own ensuite, ensuring exceptional comfort and privacy. The undeveloped basement offers excellent potential for future customization, while your own covered and assigned parking stall sits just steps from the door. With an unbeatable location close to Centre Street, 4th Street NW, and countless amenities and with truly minimal upkeep required, this inner-city gem is sure to impress.