

324 27 Avenue NE
Calgary, Alberta

MLS # A2277312



\$719,000

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|------------------|-------------------|---------------|-------------------|
| Division: | Tuxedo Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,003 sq.ft. | Age: | 1948 (78 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Corner Lot | | |

| | | | |
|--------------------|---------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial | LLD: | - |
| Exterior: | Concrete, Unknown, Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: House is being sold AS IS. as such all goods inside home are included in sale

PRICE REDUCTION \$20K Excellent redevelopment opportunity in the highly sought-after community of Tuxedo Park. This property features an approved development permit for a semi-detached home, offering a head start for builders, developers, or investors looking to capitalize on inner-city growth. Situated on a prime lot in a well-established yet rapidly evolving neighborhood of Tuxedo Park, this location is surrounded by new infill and redevelopment projects that continue to enhance long-term value. Tuxedo Park is known for its central location, mature tree-lined streets, and strong community appeal. Ideally positioned with quick access to downtown Calgary, major roadways, public transit, schools, parks, and nearby amenities along Centre Street and Edmonton Trail. This area continues to benefit from ongoing urban revitalization and increasing demand for modern inner-city housing. Water and electricity have already been disconnected, allowing for a smooth transition to redevelopment. A rare opportunity to secure a ready-to-build property in one of Calgary's most promising inner-city communities.