

**112 29 Avenue NW
Calgary, Alberta**

MLS # A2279237



\$799,900

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|------------------|---|---------------|-------------------|
| Division: | Tuxedo Park | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,264 sq.ft. | Age: | 1955 (71 yrs old) |
| Beds: | 4 | Baths: | 4 |
| Garage: | Off Street, Stall | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Private, Rectangular Lot, Street Lighting | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate, Linoleum, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame, Wood Siding | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Natural Woodwork, Separate Entrance, Storage, Wood Windows | | |

Inclusions: In Total 3 Electric Stoves, 1 gas Stove, 4 fridges, Coin Op. Washer/Dryer

INVESTOR ALERT / BLOCKS AWAY FROM FUTURE TRAIN STATION / OVERSIZED CORNER LOT / TRIPLEX / INNER CITY NW LOCATION / CASH FLOWING PROPERTY. This property has unbelievable potential! Built as a legal TRIPLEX (with 3 electric meters in common area) but currently an illegal 4 Plex with 4 self contained 1 bedroom suites. Each unit has their own kitchen, full bathroom, living room, storage, parking stall, access to storage and common (coin op.) laundry. Located in the Northwest Community of Tuxedo plenty of bistros, pubs, shopping, greenspaces , schools and parks. This location is Strategically located on a major commuter bus route and very close to the future Train Station that the city is working on. The CORNER M-C1 Lot is 50 X 120 SF and would be a fantastic redevelopment site.