

133 28 Avenue NE  
Calgary, Alberta

MLS # A2284073



**\$799,888**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,138 sq.ft.	<b>Age:</b>	1946 (80 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Beach, Cleared, Front Yard, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Separate Entrance, Storage		
<b>Inclusions:</b>	N/A		

DEVELOP, INVEST, OR STAY FOREVER. Ideally located across from a park in Tuxedo Park, 133 28 Avenue NE offers over 2,139 sq ft of total finished living area on a premium 50 x 120 foot wide lot. This property is a rare find, perfectly blending immediate cash flow with massive future development equity. THE RESIDENCE: The main floor 1,138 sq ft, features original refinished hardwood, two spacious bedrooms, and a bright living room with unobstructed park views. The lower level 1,001 sq ft boasts a separate back entrance, three bedrooms, an eat in kitchen, and brand new flooring. A reliable tenant is already in place and open to staying, providing a seamless mortgage helper or investment. PARKING & STORAGE: Unbeatable triple garage setup featuring a double detached garage 22' x 23'1" and an additional single detached garage 15'3" x 19'4". The large backyard includes a movable fence specifically designed for easy RV parking. THE OPPORTUNITY: With a 50' frontage, this is a prime candidate for future duplex or fourplex development. For a turnkey transition, all furniture and art are negotiable. Enjoy an incredible lifestyle just steps from the Tuxedo Community Centre and brand-new beach volleyball courts, all while being only 5 minutes from Downtown. Don't miss this strategic inner city acquisition book your private tour today!