

233 27 Avenue NE  
Calgary, Alberta

MLS # A2284758



## \$749,900

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,800 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Heated Garage, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Natural Woodwork, Pantry, See Remarks		

**Inclusions:** N/A

Discover this charming 1.5 storey home situated on a 50' x 120' lot in the desirable community of Tuxedo Park. Offering a thoughtful layout and plenty of potential, this property is ideal for families or investors alike. This property is a single owner home in which the owners raised a family. Although somewhat dated, it has been exceptionally well maintained! The main floor features a bright living space, a convenient laundry room, a 4-piece bath and a well-appointed kitchen, dining and living rooms. Upstairs, you'll find three spacious bedrooms, including a 2-piece ensuite perfect for family living. The basement includes a second kitchen, and large recreational room, providing excellent opportunities for large family feasts, house guests, or a multi-generational living space. Enjoy the large south-facing backyard designed for functionality and relaxation, with both a courtyard area and garden space. A detached double garage and an extended driveway providing ample parking and the ability to accommodate an RV. Located in a highly sought-after inner-city neighborhood, you'll appreciate quick access to schools, parks, shopping, transit, and downtown Calgary. Don't miss this fantastic opportunity to own a versatile property with plenty of room to grow!