

**233 27 Avenue NE
Calgary, Alberta**

MLS # A2250914



\$769,900

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|------------------|--|---------------|-------------------|
| Division: | Tuxedo Park | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,800 sq.ft. | Age: | 1984 (41 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached, Driveway, Heated Garage, RV Access/Parking | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Natural Woodwork, Pantry, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

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!