

**202 27 Avenue NE
Calgary, Alberta**

MLS # A2172219



\$874,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	972 sq.ft.	Age:	1947 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Heated Garage, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Pool table, Shed and Hottub

ATTENTION BUILDERS, INVESTORS OR JUST REGULAR HOME BUYERS. 50' x 120' Corner Lot located in the community of Tuxedo Park. A great opportunity to redevelop or long-term holding property. This bungalow features a main floor with hardwood and tile flooring throughout. Large front living room with a quaint dining area or flex area. Kitchen with a gas stove and built in eating area. Two great sized bedrooms and 4pc bathroom. Additional permitted large sunroom with high ceilings and a corner gas fireplace. Access to a large rear deck and backyard including hot tub and shed. The basement is fully finished with a huge recreation/family room with a wood burning stove. A third bedroom, 3pc bathroom and lower laundry. Other features include oversized garage with 12' ceiling height, updated windows throughout bringing in great natural light, updated lighting fixtures, newer roof and beautifully landscaped. Redevelop and build, live or hold the property for future investment; plenty of options for you. Don't miss out on this opportunity. Make your private showing today.