

\$679,000 - 328 29 Avenue Ne, Calgary

MLS® #A2088041

\$679,000

4 Bedroom, 2.00 Bathroom, 1,049 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

Excellent Builder and investment opportunity in the community of Tuxedo Park. This 50x120 property sides onto a lane and is currently zoned R-C2. Owner has approval from CPC to change the land use designation to MC-1, which will allow for a 4 plex development with basement suites plus better height allowance (max 14m high). This house with 1 and half Story above grade provides one 3-bedroom unit and another 2-bedroom unit in the basement, it currently rents out at \$2450/month excluding the utilities. The lease agreement terminates March 31, 2024. This is perfect for builder or developer to get their DP/BP for spring construction while collecting rent. Part upgrades and maintenances were done in 2018, newer furnace (not brand new), some windows replaced, new kitchen cabinets with newer appliances (not brand new), new flooring in loft and basement, fresh paints, plumbing/sewage/electrical inspected - any potential issue were taken care of - either repaired or replaced, wired fence around the yard, insulation inspected and repaired. Pictures were taken before tenants moved in. Close to Schools, Community Park, Restaurants, Public Transit, and Future C-Train Station. Easy Access to Downtown, Airport, and Deerfoot Trail.

Built in 1953

Essential Information



MLS® #	A2088041
Price	\$679,000
Sold Price	\$665,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,049
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	328 29 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2C3

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	November 8th, 2023
Days on Market	20
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	HEMOCARE REALTY LTD.
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