

\$550,000 - 232 26 Avenue Nw, Calgary

MLS® #A2091718

\$550,000

3 Bedroom, 2.00 Bathroom, 1,032 sqft

Residential on 0.12 Acres

Tuxedo Park, Calgary, Alberta

Welcome to this 1948 bungalow situated on a 42ft by 120ft lot in the wonderful community of Tuxedo Park. As you pull up to the front of the home you will find the conveniently located front parking pad, and ample street parking. Don't worry! There is also an oversized single garage in the back. You will be pleasantly surprised as this great home is more spacious on the inside than it looks from the outside. Enter the home into the tiled entranceway with coat closet. I know, a coat closet doesn't sound all that exciting, but trust me not all homes have a coat closet even though everyone in Calgary wears coats! The original charm has been maintained in this home with some more modern updates in the kitchen and main bathroom. Original hardwood has been maintained in the kitchen, dining room and main floor bedrooms. After you are done at the entranceway you will walk down the hall and turn right to the primary bedroom. This extra large primary bedroom has two closets, and gets amazing light from the large south facing front windows. Down this hall you will also find a second bedroom and lovely four-piece bathroom. Back out to the main area you will walk past the side entrance into the kitchen, dining room and living room. This main area is open and great for entertaining. In the finished basement you will find a large open room, a bedroom, powder room, and the laundry room. Back up to the main floor, take the side door leading to the deck, an amazing fenced in backyard with mature trees and



beautiful garden. This is the kind of yard that people dream of in inner city Calgary. There is space in the garage for parking, woodworking, and/or storage. You will be able to enjoy this yard year round with the hammock, fire pit, and garden. This home is close to public transit and quick access to downtown. Also close to beautiful Confederation Park.

Built in 1948

Essential Information

MLS® #	A2091718
Price	\$550,000
Sold Price	\$527,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,032
Acres	0.12
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	232 26 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2C9

Amenities

Parking Spaces	2
Parking	Oversized, Parking Pad, Single Garage Detached

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2023
Date Sold	November 16th, 2023
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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