

\$849,900 - 234 22 Avenue Ne, Calgary

MLS® #A2113530

\$849,900

1 Bedroom, 1.00 Bathroom, 1,312 sqft
Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

SPECIAL OPPORTUNITY! 50FT R-C2 Lot!
Attention Investors or buyers looking for a fabulous location. Live in, Build, Rent, Hold, Build while you rent.. So many options with this beautiful inner-city lot. This unique property has so much to offer and the possibilities are endless with a property that was one of the first built in the area. Modern updates and lots of original character the charm hits you immediately as you walk in to a bright porch and long main space with high ceilings and hardwood floors. Updated with Cat 5, the kitchen with its modern appliances and a convenient back boot room. Also on the main floor is a bedroom/office, Full bath with cast iron original refinished clawfoot tub and separate shower, and Large walk-in closet. Walk upstairs to the loft where you can use the space in any way you can think of. In the developed basement you will find a rec room, 3-pce bath, and another bedroom. Designed with outdoor living in mind, this property has two single detached garages with a private outdoor space nestled in between with Fireplace (kit from Burnco) w gas overhead commercial heater on patio switch, and if you look carefully beneath the snow you can see mosaic tiles laid in the ground to complete the ambience. Notice all the wood stacked neatly along the fence line...that stays for your outdoor fires. Notice again it even has a putting green, a Sauna all ready to enjoy outdoor living with the convenience of being inner-city. Take advantage of this unique



opportunity and book your showing today!

Built in 1912

Essential Information

MLS® #	A2113530
Price	\$849,900
Sold Price	\$861,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,312
Acres	0.14
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	234 22 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1T5

Amenities

Parking Spaces	2
Parking	Alley Access, Enclosed, Garage Faces Rear, Single Garage Detached

Interior

Interior Features	Bookcases, High Ceilings, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Decorative, Living Room, None
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Garden, Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Level, Many Trees, Native Plants, Open Lot, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2024
Date Sold	April 5th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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