

\$425,000 - 301 26 Avenue Ne, Calgary

MLS® #A2120453

\$425,000

2 Bedroom, 1.00 Bathroom, 883 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

****COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY APRIL 13 FROM 11-3PM****
Here is the inner-city character home you have been waiting for! Affordable, renovated and very livable in it's current condition. Sitting on a large 25' x 125' lot this property gives lots of options to either live, hold as a rental, or future redevelopment! As you enter this charming property you are greeted by the cozy enclosed front porch letting in tons of natural light with big windows. Newer laminate flooring guides you into the spacious living room with floor to ceiling brick faced fireplace. Good sized dining room that can fit any size table as you continue through the property. The "wow factor" of this home is the chefs dream kitchen with crisp white cabinetry, stone counters, under mount sink, tile backsplash and higher end appliances with gas cooktop stove and double wall ovens! Separate entrance out to the large sunny South backyard with parking pad and lots of room to build a garage. Two good sized bedrooms complete the main floor separated by a fully renovated floor to ceiling tiled bathroom with soaker tub! The full basement is mostly unfinished but features a nice laundry area and a ton of storage space currently. Not only is this property updated inside but features a new roof in 2017, newer high efficiency furnace, and hot water tank. Located on a quiet tree-lined street in the desirable community of Tuxedo Park surrounded by lots of new development. Surrounded by schools, parks, shopping and



quick access to the DT core and by public transportation straight down Centre Street or Edmonton Trail. Don't miss out on this prime opportunity to get into the hot housing market at an entry level price!

Built in 1914

Essential Information

MLS® #	A2120453
Price	\$425,000
Sold Price	\$490,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	883
Acres	0.07
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	301 26 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1Z1

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, Stone Counters, Vinyl Windows, Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 19th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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