

# \$939,000 - 240 27 Avenue Ne, Calgary

MLS® #A2133976

**\$939,000**

3 Bedroom, 2.00 Bathroom, 1,048 sqft  
Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

**\*\*Attention Investors and Developers\*\***

CORNER LOT Here is your chance to own a great investment property in the desirable neighbourhood of TUXEDO PARK! This property is situated on a LARGE CORNER LOT which is currently zoned R-C2. This 50 x 120 foot lot could possibly be redeveloped into a 4 or 8 unit building with the correct City Approval and Zoning. Property is currently rented to great tenants who are on a periodic lease. Feel free to drive by and have a look at the lot. Don't miss out on this amazing investment opportunity! CURRENTLY ZONED R-C2 "PROPOSED" TO BE CHANGED TO R-CG AUGUST 6th AS PER CITY BLANKET RE-ZONING RULES (confirm with City of Calgary)

Built in 1958

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2133976    |
| Price          | \$939,000   |
| Sold Price     | \$905,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,048       |
| Acres          | 0.14        |
| Year Built     | 1958        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Sold     |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 240 27 Avenue Ne |
| Subdivision | Tuxedo Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 1Z9          |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Double Garage Detached, Garage Faces Side |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Laminate Counters, Storage                        |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full, Suite                             |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Private Entrance                                 |
| Lot Description   | Back Lane, City Lot, Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2024 |
| Date Sold      | June 7th, 2024 |
| Days on Market | 17             |
| Zoning         | R-C2           |
| HOA Fees       | 0.00           |

### Listing Details

Listing Office

CIR Realty

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