

\$699,900 - 228 26 Avenue Nw, Calgary

MLS® #A2139850

\$699,900

3 Bedroom, 2.00 Bathroom, 802 sqft

Residential on 0.12 Acres

Tuxedo Park, Calgary, Alberta

This adorable & updated CHARACTER HOME is in such a quiet PARK-LIKE setting, you won't believe you are just 5 minutes north of downtown Calgary and a few blocks away from the upcoming Green Line LRT! Lush trees and landscaping create outdoor spaces you want to linger in! Front south-facing patio and garden area are great for planting and enjoying the sun while the large north backyard w/ oversized deck gives a mix of sun and shade, perfect for any weather. So much style in this efficient bungalow with open-concept kitchen/living, 3 BEDROOMS and 2 BATHROOMS! The vintage fireplace feature is a perfect plant display and the living room is bathed in sunlight, a great spot to hang out with friends & family. The bright & cheery eat-in kitchen has tons of upgrades including quartz counters, pantry, high end Bertazonni gas range, Fisher & Paykel fridge & Bosch dishwasher, plus windows overlooking the greenery in the backyard. Two bedrooms on the main level and a fully RENOVATED bathroom round out the space. The lower level has a 3rd bedroom, large updated bathroom/laundry and a big rec room for games nights with friends or watching playoff hockey :) Single garage is an awesome place to store all of your gear! Recent updates include NEW SEWER LINE (2022), dishwasher (2021), fencing (2020), garage roof (2020), washer/dryer (2019), roof/eaves/furnace/hot water tank/kitchen/bathrooms (all 2012 or later). Get



away from condo fees and into your own
DETACHED home in the desirable
neighbourhood of Tuxedo. Enjoy awesome
neighbourhood businesses like Citizen
Brewing, Lina's Italian Market, Rosso Coffee,
4th Spot or ride your bike down into
Kensington or Bridgeland for more fun options.
You are going to love this lifestyle!

Built in 1948

Essential Information

MLS® #	A2139850
Price	\$699,900
Sold Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	802
Acres	0.12
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	228 26 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2C9

Amenities

Parking Spaces	1
Parking	Alley Access, Single Garage Detached

Interior

Interior Features	Closet Organizers, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Gas Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 14th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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