

\$448,000 - 137 26 Avenue Ne, Calgary

MLS® #A2154527

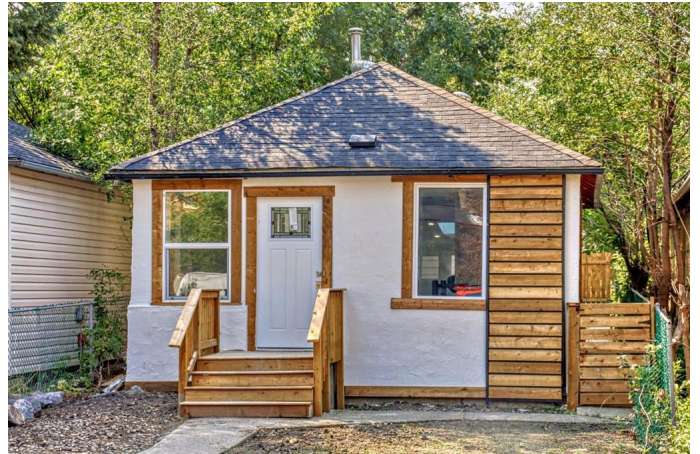
\$448,000

2 Bedroom, 1.00 Bathroom, 614 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Unlock the doors to homeownership or investment success with this exceptional bungalow in the coveted Tuxedo neighborhood! Ideal for first-time homebuyers and savvy investors alike, this property combines a central location with timeless charm. As a first-time homebuyer, envision creating cherished memories in a residence that exudes warmth and character. For the discerning investor, capitalize on the prime location that promises not only immediate appeal but also strong potential for future growth. Nestled in the heart of Tuxedo, this bungalow is a perfect blend of convenience and style. Explore the joy of easy access to nearby amenities, schools, and parks, making every aspect of daily life a breeze. With its classic design and modern features, this home offers an inviting space for residents and promises enduring value for investors. Make a wise investment in both your lifestyle and portfolio with this desirable property. Your journey into homeownership or real estate investment starts here – seize the opportunity to call Tuxedo home while securing a promising asset for the future. Welcome to the epitome of central living, where the best of Tuxedo awaits you! Recent renovations include new bathroom fixtures, new kitchen cabinets, sink and faucet, many new windows, new floor coverings, new stairs and railings, new barn doors, new entrance door, new roof on kitchen area, new skylight in kitchen, new light fixtures, new concrete floor



in basement, and more....

Built in 1913

Essential Information

MLS® #	A2154527
Price	\$448,000
Sold Price	\$444,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	614
Acres	0.07
Year Built	1913
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	137 26 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1Y8

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 16th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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