

\$450,000 - 218 20 Avenue Nw, Calgary

MLS® #A2155816

\$450,000

2 Bedroom, 1.00 Bathroom, 823 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

This charming two-bedroom character bungalow in the vibrant community of Tuxedo offers an ideal blend of classic appeal and future potential. Nestled in a highly sought-after inner-city location, this home is perfect for those looking to invest in a property with strong land value and promising development opportunities. Whether you're considering it as a cozy residence to update and fix up or a rental holding property for future development (subject to permits and approvals) this bungalow's unique character, coupled with its proximity to urban amenities, makes it an excellent choice for savvy buyers and investors alike. While this bungalow exudes charm, it does require some updates to reach its full potential. With a bit of renovation, it could be transformed into a cozy, modern home perfect for today's lifestyle. Alternatively, it's a solid option to hold as a rental property, generating income while you secure the necessary permits to build your dream home in this prime location. The possibilities are endless, making this property a smart investment for the future.



Built in 1911

Essential Information

MLS® #	A2155816
Price	\$450,000
Sold Price	\$445,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	823
Acres	0.07
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	218 20 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1C2

Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dryer, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 29th, 2024
Days on Market	21
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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