

\$459,000 - 308 28 Avenue Ne, Calgary

MLS® #A2156553

\$459,000

2 Bedroom, 1.00 Bathroom, 736 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Welcome to this charming 1914-built home nestled in the heart of Tuxedo Park, one of Calgary's sought-after inner-city communities. This cozy 700-square-foot, single-family detached home is bursting with potential and ready for your creative vision, a great renovation or redevelopment opportunity. Featuring 2 bedrooms and a bathroom with a fantastic walk-in jetted tub, this property offers a unique opportunity to renovate and make it your own. Full unfinished basement brimming with possibilities for development. Furnace and hot water tank replaced 5 years ago. Roof 15 years ago. The oversized single detached garage provides ample space for parking and storage and still leaves plenty of space for a backyard. With no condo fees or HOA, this is an ideal property for those looking to invest in a home with character and potential in a vibrant and established neighborhood. Close to schools, playgrounds, transit and a quick trip to downtown. Don't miss the chance to own a piece of Calgary's history and make this home shine once again.

Built in 1914

Essential Information

MLS® #	A2156553
Price	\$459,000
Sold Price	\$430,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	736
Acres	0.07
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	308 28 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2B3

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Jetted Tub
Appliances	Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
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Date Sold	September 3rd, 2024
Days on Market	25
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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