

\$695,000 - 302 28 Avenue Ne, Calgary

MLS® #A2161062

\$695,000

3 Bedroom, 2.00 Bathroom, 678 sqft

Residential on 0.10 Acres

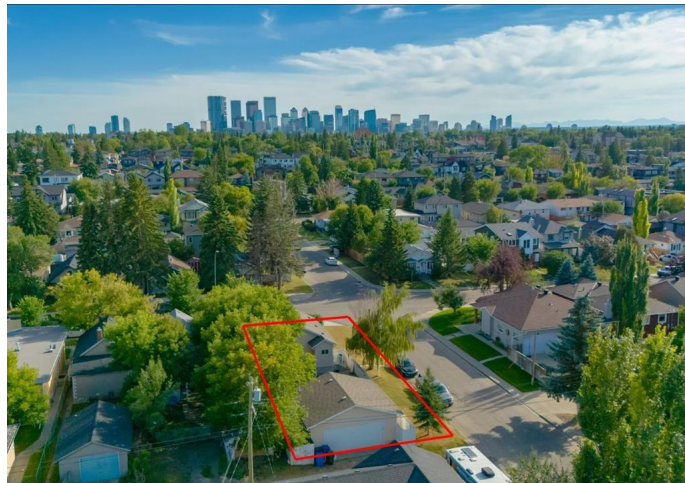
Tuxedo Park, Calgary, Alberta

PRIME CORNER LOT with Development Potential " This exceptional corner lot, recently rezoned to R-CG, offers a unique opportunity to build a triplex with basement suites (pending City of Calgary approval). Currently, the property features a charming bungalow, ideal as a first home or rental investment. The basement includes an illegal suite with an added egress window for enhanced safety, making it a potential mortgage helper. Recent upgrades include a new hot water tank (2024), updated furnace (2019), refreshed kitchen and main floor bathroom, and an updated electrical panel. The private backyard is perfect for entertaining, featuring a lovely patio, firepit, shed, BBQ gas line, and an oversized, heated double garage. Situated in a vibrant neighbourhood, this property is within walking distance of Lina's Italian Market, Rosso Coffee, Citizen Brewing Company, local parks, transit, and an array of restaurants.

Built in 1947

Essential Information

MLS® #	A2161062
Price	\$695,000
Sold Price	\$710,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	678
Acres	0.10
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	302 28 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E2B3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized

Interior

Interior Features	No Smoking Home
Appliances	Electric Stove, Microwave, Portable Dishwasher, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Wall Unit(s)
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2024
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Date Sold	September 3rd, 2024
Days on Market	5
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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