

\$738,888 - 223 29 Avenue Nw, Calgary

MLS® #A2165189

\$738,888

3 Bedroom, 2.00 Bathroom, 848 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

RARE LOCATION AND OPPORTUNITY, NESTLED IN THE HEART OF TUXEDO PARK! 50 X 120 FT R-C2 WALKOUT LOT! A PRIME FUTURE REDEVELOPMENT LOT. UPPER FLOOR FEATURES: A FOYER THAT OPENS TO A FUNCTIONAL LIVING ROOM, LARGE KITCHEN WITH OAK CABINETRY, TWO GOOD SIZED BEDROOMS AND A FULL 4-PIECE BATHROOM, OFF THE BACK ENTRY IS AN OVER-SIZED BALCONY IDEAL FOR ENTERTAINING. LOWER FLOOR/FULLY SEPARATED WALK-OUT ILLEGAL SUITE FEATURES: A LIVING AREA, A PRACTICAL KITCHEN, ONE BEDROOM AND A 3-PIECE BATHROOM. A UTILITY ROOM CONTAINING THE LAUNDRY ACCOMMODATIONS COMPLETES THIS LEVEL. VAST AND SUNNY BACKYARD HAS A DETACHED DOUBLE GARAGE WITH ADDITIONAL ADJACENT PARKING SPACE TO ACCOMMODATE OVERFLOW PARKING. SUBTLE LANDSCAPING WITH MATURE TREES AND SHRUBS, ALONG WITH CHARMING FLOWER BEDS COMPLIMENT THE ENTIRE LOT. THE LOCATION IS WALKING DISTANCE TO SCHOOLS, PARKS AND PATHWAYS, PUBLIC TRANSIT, SHOPPING, RESTAURANTS AND CLOSE TO DOWNTOWN. THE HOME IS CURRENTLY OCCUPIED WITH A SET OF TENURED TENANTS ON EACH FLOOR. AN IDEAL OPPORTUNITY FOR THE SAVVY INVESTOR TO GENERATE IMMEDIATE



PASSIVE INCOME. THE LOT IS
SURROUNDED BY MILLION DOLLAR
INFILLS, THIS HOME CAN BE HELD OR
OCCUPIED UNTIL NEW DEVELOPMENT IS
UNDERTAKEN.

Built in 1949

Essential Information

MLS® #	A2165189
Price	\$738,888
Sold Price	\$755,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	848
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	223 29 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2M2

Amenities

Parking Spaces	4
Parking	Carport, Double Garage Detached

Interior

Interior Features	No Smoking Home, See Remarks, Separate Entrance
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Part

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, P Landscaped, Standard Shape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	September 27th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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