

# \$699,900 - 253 19 Avenue Ne, Calgary

MLS® #A2166820

**\$699,900**

2 Bedroom, 1.00 Bathroom, 941 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

This Tuxedo park home is a great opportunity - whether you're looking to renovate, rent-out, or re-develop, this property offers lots of possibility for homeowners, investors and developers alike. This well-kept 3 bedroom, 941 sq ft home sits on a large 50' x 125' lot which is designated RC-2. This would allow for a new single detached, side-by-side or duplex home to be developed in the future. The location is so desirable! It's just minutes away from downtown, Foothills and Children's Hospitals, the vibrant University District, Confederation Park Golf Course and Confederation Park and SAIT. There are also great amenities within walking distance including restaurants, cafes, supermarkets, bakeries and many other convenient services. It also has easy access to transit and driving routes, making getting around town easy! The neighborhood's tree-lined streets, eclectic mix of home styles, and inner-city location make it a popular choice for families, young professionals, and retirees. All that in addition to the amazing investment potential of this home, make it a must see! Call today to learn more!

Built in 1932

## Essential Information

MLS® # A2166820

Price \$699,900



Sold Price	\$770,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	941
Acres	0.14
Year Built	1932
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	253 19 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E1P2

### Amenities

Parking Spaces	2
Parking	Additional Parking, Single Garage Detached

### Interior

Interior Features	Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 19th, 2024
Date Sold	September 24th, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.