



## 232 26 Avenue Calgary Alberta

\$550,000

Welcome to this 1948 bungalow situated on a 42ft by 120ft lot in the wonderful community of Tuxedo Park. As you pull up to the front of the home you will find the conveniently located front parking pad, and ample street parking. Don't worry! There is also an oversized single garage in the back. You will be pleasantly surprised as this great home is more spacious on the inside than it looks from the outside. Enter the home into the tiled entranceway with coat closet. I know, a coat closet doesn't sound all that exciting, but trust me not all homes have a coat closet even though everyone in Calgary wears coats! The original charm has been maintained in this home with some more modern updates in the kitchen and main bathroom. Original hardwood has been maintained in the kitchen, dining room and main floor bedrooms. After you are done at the entranceway you will walk down the hall and turn right to the primary bedroom. This extra large primary bedroom has two closets, and gets amazing light from the large south facing front windows. Down this hall you will also find a second bedroom and lovely four-piece bathroom. Back out to the main area you will walk past the side entrance into the kitchen, dining room and living room. This main area is open and great for entertaining. In the finished basement you will find a large open room, a bedroom, powder room, and the laundry room. Back up to the main floor, take the side door leading to the deck, an amazing fenced in backyard with mature trees and beautiful garden. This is the kind of yard that people dream of in inner city Calgary. There is space in the garage for parking, woodworking, and/or storage. You will be able to enjoy this yard year round with the hammock, fire pit, and garden. This home is close to public transit and quick access to downtown. Also close to beautiful Confederation Park. (id:6769)

Bedroom 13.83 Ft x 7.08 Ft  
Family room 15.42 Ft x 11.00 Ft  
Storage 10.83 Ft x 8.50 Ft  
Laundry room 19.25 Ft x 7.75 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Other 4.92 Ft x 3.33 Ft

Kitchen 9.58 Ft x 7.08 Ft  
Dining room 11.17 Ft x 10.25 Ft  
Living room 15.58 Ft x 11.42 Ft  
Primary Bedroom 21.00 Ft x 7.83 Ft  
Bedroom 10.17 Ft x 7.92 Ft  
4pc Bathroom .00 Ft x .00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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