



## 202 27 Avenue Calgary Alberta

\$874,900

ATTENTION BUILDERS, INVESTORS OR JUST REGULAR HOME BUYERS. 50' x 120' Corner Lot located in the community of Tuxedo Park. A great opportunity to redevelop or long-term holding property. This bungalow features a main floor with hardwood and tile flooring throughout. Large front living room with a quaint dining area or flex area. Kitchen with a gas stove and built in eating area. Two great sized bedrooms and 4pc bathroom. Additional permitted large sunroom with high ceilings and a corner gas fireplace. Access to a large rear deck and backyard including hot tub and shed. The basement is fully finished with a huge recreation/family room with a wood burning stove. A third bedroom, 3pc bathroom and lower laundry. Other features include oversized garage with 12' ceiling height, updated windows throughout bringing in great natural light, updated lighting fixtures, newer roof and beautifully landscaped. Redevelop and build, live or hold the property for future investment; plenty of options for you. Don't miss out on this opportunity. Make your private showing today. (id:6769)

Recreational, Games room 29.17 Ft x 11.50 Ft

Bedroom 12.08 Ft x 9.17 Ft

3pc Bathroom 7.92 Ft x 4.67 Ft

Laundry room 12.92 Ft x 10.42 Ft

Living room 18.08 Ft x 12.33 Ft

Other 13.42 Ft x 12.50 Ft

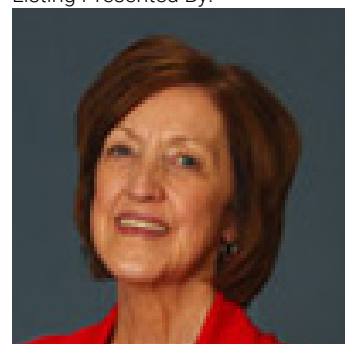
Sunroom 13.50 Ft x 11.50 Ft

Primary Bedroom 12.25 Ft x 10.83 Ft

Bedroom 10.00 Ft x 9.17 Ft

4pc Bathroom 9.25 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)



CIR

REALTY

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