



112 25 Avenue Calgary Alberta

\$649,900

This 2-bedroom, 1-bathroom gem has stood the test of time and now awaits a visionary to restore its former glory. The solid bones of this home offer endless possibilities. Situated on a generous 50 x 120 lot, there's ample space for re-development. Tuxedo Park is renowned for its blend of historic charm and urban convenience. Residents enjoy proximity to downtown Calgary, local eateries, parks, and reputable schools. The potential for transformation is vast, allowing for modern amenities to be integrated while preserving historical charm or tear down and expand your portfolio by building multiple units on this R-CG lot. Properties like this are rare finds. With the right vision and effort, this bungalow can be transformed into a cozy residence or a profitable investment. (id:6769)

Laundry room 7.25 Ft x 6.08 Ft

Recreational, Games room 21.92 Ft x 28.00 Ft

Furnace 11.00 Ft x 9.25 Ft

4pc Bathroom 7.83 Ft x 5.92 Ft

Bedroom 11.33 Ft x 12.42 Ft

Kitchen 11.42 Ft x 10.08 Ft

Living room 11.33 Ft x 16.50 Ft

Bedroom 11.50 Ft x 9.00 Ft

Listing Presented By:



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<http://www.tonymicastro.com/>



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