



111 27 Avenue Calgary Alberta

\$579,900

Welcome to 111 27 AVE NE - Legal UP & DOWN duplex in the heart of sought-after Tuxedo Park. This original owner bungalow offers 2 separate 3-bedroom legal suites with their own living rooms, kitchens and full bathrooms. Fully finished with original oak hardwood floors, 2 separate entrances to the basement (front and back), huge basement windows, common laundry room in the mechanical room with 2 furnaces (one for each suite) 2 gas and 2 electric meters. Built in Mid 1960s - this house preserved a lot original charm with great condition kitchens, layout design and original large windows. Recent upgrades include High Efficiency furnace for the lower suite in 2011, new asphalt shingle roof in 2023, newer hot water tank. This amazing INNER CITY LOCATION, CLOSE TO PARKS and with SOUTH BACKYARD is only steps away from both Confederation Park, Schools, all local amenities/restaurants/coffee shops and future LRT GREEN LINE on Centre Street. There is plenty of parking space and room to build a large double garage. This home offers all types of living scenarios, whether you are a SAVVY INVESTOR, or want to live up and rent down for a better lifestyle. (id:6769)

Laundry room 7.17 Ft x 4.92 Ft
 Kitchen 12.75 Ft x 11.67 Ft
 Dining room 11.67 Ft x 8.00 Ft
 Living room 17.92 Ft x 13.17 Ft
 Primary Bedroom 11.67 Ft x 11.25 Ft
 Bedroom 11.17 Ft x 10.00 Ft
 Bedroom 13.17 Ft x 8.75 Ft
 4pc Bathroom 7.92 Ft x 6.67 Ft

Foyer 4.42 Ft x 3.92 Ft
 Kitchen 11.50 Ft x 10.75 Ft
 Living room 16.67 Ft x 12.17 Ft
 Bedroom 9.25 Ft x 12.17 Ft
 Bedroom 11.08 Ft x 11.00 Ft
 Primary Bedroom 11.50 Ft x 10.25 Ft
 4pc Bathroom 7.17 Ft x 4.92 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
 darylcarlson@shaw.ca