133 28 Avenue Calgary Alberta

$785,000

DEVELOP, INVEST, OR STAY FOREVER. Ideally located across from a park in Tuxedo Park, 133 28 Avenue NE offers over 2,139 sq ft of total finished living area on a premium 50 x 120 foot wide lot. This property is a rare find, perfectly blending immediate cash flow with massive future development equity.THE RESIDENCE: The main floor 1,138 sq ft, features original refinished hardwood, two spacious bedrooms, and a bright living room with unobstructed park views. The lower level 1,001 sq ft boasts a separate back entrance, three bedrooms, an eat in kitchen, and brand new flooring. A reliable tenant is already in place and open to staying, providing a seamless mortgage helper or investment.PARKING & STORAGE: Unbeatable triple garage setup featuring a double detached garage 22'2 x 23'1 and an additional single detached garage 15'3 x 19'4. The large backyard includes a movable fence specifically designed for easy RV parking.THE OPPORTUNITY: With a 50' frontage, this is a prime candidate for future duplex or fourplex development. For a turnkey transition, all furniture and art are negotiable. Enjoy an incredible lifestyle just steps from the Tuxedo Community Centre and brand new beach volleyball courts, all while being only 5 minutes from Downtown.Don't miss this strategic inner city acquisition book your private tour today! (id:6769)

Storage 4.00 Ft x 12.42 Ft		Living room 13.92 Ft x 18.92 Ft	
Bedroom 13.75 Ft x 9.08 Ft		Dining room 14.58 Ft x 11.92 Ft	
Bedroom 14.00 Ft x 7.08 Ft		Kitchen 9.92 Ft x 10.08 Ft	
Family room 13.75 Ft x 9.92 Ft		Bedroom 10.50 Ft x 12.58 Ft	
Laundry room 9.67 Ft x 5.17 Ft		4pc Bathroom 6.83 Ft x 7.00 Ft	
Eat in kitchen 14.08 Ft x 12.42 Ft		Primary Bedroom 14.50 Ft x 11.67 Ft	
3pc Bathroom 4.67 Ft x 8.33 Ft		Other 2.92 Ft x 6.33 Ft	

Listing Presented By:

Originally Listed by:
Century 21 Bravo Realty

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RE/MAX Realty Professionals

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