



## 211 22 Avenue Calgary Alberta

\$799,500

- Reduced Price - Grab the Keys, for this must see cozy, fully developed, well maintained Home, in the Close in district of Tuxedo. Situated on a prime redevelopment Lot, with a Triple garage w/In- floor heating and RV pad, one block off of Centre Street as well as Edmonton Trail. Walk to Downtown in 20 mins., major traffic routes 5 mins. Airport 20 mins. Amenities of all description are a short walk away. Enjoy the privacy of the sunny ,south facing back yard. Timely updated finishings, added to provide warmth and charm to this original 2 bedroom Bungalow. Planned City Zoning changes will allow for a higher density construction. Surrounded by Million dollar infills, this home can be held, suited, with city approval, and occupied until new development is undertaken.Zoning for this property has been changed to R-CG, allowing for Multi Family , Semi-detached/ Duplex that may allow for secondary suites and Garden residence, over the garage. Check out the Virtual Tour . (id:6769)

Primary Bedroom 15.00 Ft x 14.00 Ft

4pc Bathroom 6.00 Ft x 6.00 Ft

Living room 16.00 Ft x 13.00 Ft

Dining room 11.00 Ft x 6.00 Ft

Bedroom 12.50 Ft x 9.50 Ft

Bedroom 12.50 Ft x 9.50 Ft

Kitchen 12.00 Ft x 7.00 Ft

4pc Bathroom 9.50 Ft x 6.00 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

**RE/MAX Realty Professionals**

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

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