

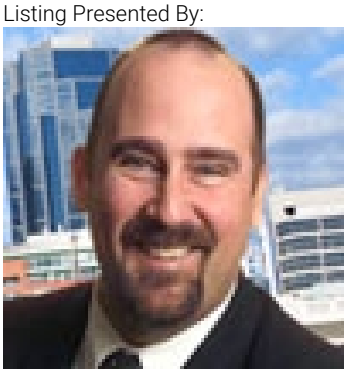
241 25 Avenue Calgary Alberta

$650,000

Rare inner-city opportunity on a 50' x 120' lot in Tuxedo Park. Character bungalow of approx. 824 sq. ft. above grade with one bedroom, bright kitchen, dining area, spacious living room, mudroom, a four-piece bathroom, and plenty of basement storage (plus a laundry/bathrm down). Warm wood accents, exposed beams, updated flooring and a feature fireplace give the home an inviting, individual character. The established yard includes mature landscaping, garden space, rear deck and front-drive access.The standout feature is the oversized detached garage and workshop. Measuring approximately 26' x 30', this substantial space is ideal for woodworking, fabrication, restoration projects, studio use, storage or the buyer who needs far more than a conventional garage. The workshop offers high ceilings, a wide overhead door, extensive work areas and room for tools, equipment and projects. Secure enclosed yard provides additional flex space for work or recreation. Live in the existing home, renovate, hold as an investment, or investigate future redevelopment potential. Conveniently located near downtown, transit, schools and Centre Street amenities. Properties like this are difficult to find. A rare opportunity combining an inner-city location, a functional residence and an exceptional workshop. (id:6769)

2pc Bathroom 6.42 Ft x 7.83 Ft
Furnace 16.83 Ft x 19.17 Ft
4pc Bathroom 7.50 Ft x 9.33 Ft
Bedroom 7.17 Ft x 11.75 Ft
Dining room 9.17 Ft x 11.58 Ft
Kitchen 9.50 Ft x 14.33 Ft
Living room 11.75 Ft x 19.67 Ft

Listing Presented By:



Originally Listed by:
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