



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

233 27 Avenue NE
Calgary, Alberta

MLS # A2250914



\$769,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Natural Woodwork, Pantry, See Remarks		
Inclusions:	N/A		

Discover this charming 1.5 storey home situated on a 50' x 120' lot in the desirable community of Tuxedo Park. Offering a thoughtful layout and plenty of potential, this property is ideal for families or investors alike. This property is a single owner home in which the owners raised a family. Although somewhat dated, it has been exceptionally well maintained! The main floor features a bright living space, a convenient laundry room, a 4-piece bath and a well-appointed kitchen, dining and living rooms. Upstairs, you'll find three spacious bedrooms, including a 2-piece ensuite perfect for family living. The basement includes a second kitchen, and large recreational room, providing excellent opportunities for large family feasts, house guests, or a multi-generational living space. Enjoy the large south-facing backyard designed for functionality and relaxation, with both a courtyard area and garden space. A detached double garage and an extended driveway providing ample parking and the ability to accommodate an RV. Located in a highly sought-after inner-city neighborhood, you'll appreciate quick access to schools, parks, shopping, transit, and downtown Calgary. Don't miss this fantastic opportunity to own a versatile property with plenty of room to grow!