

223 29 Avenue NW
Calgary, Alberta

MLS # A2165189



\$738,888

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	848 sq.ft.	Age:	1949 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Double Garage Detached		
Lot Size:	1.48 Acres		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Garden, Landscaped, S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Partial, Partially Finished, Suite, Walk-Out To Grade	LD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Separate Entrance		

Inclusions: None

RARE LOCATION AND OPPORTUNITY, NESTLED IN THE HEART OF TUXEDO PARK! 50 X 120 FT R-C2 WALKOUT LOT! A PRIME FUTURE REDEVELOPMENT LOT. UPPER FLOOR FEATURES: A FOYER THAT OPENS TO A FUNCTIONAL LIVING ROOM, LARGE KITCHEN WITH OAK CABINETS, TWO GOOD SIZED BEDROOMS AND A FULL 4-PIECE BATHROOM, OFF THE BACK ENTRY IS AN OVER-SIZED BALCONY IDEAL FOR ENTERTAINING. LOWER FLOOR/FULLY SEPARATED WALK-OUT SUITE FEATURES: A LIVING AREA, A PRACTICAL KITCHEN, ONE BEDROOM AND A 3-PIECE BATHROOM. A UTILITY ROOM CONTAINING THE LAUNDRY ACCOMMODATIONS COMPLETES THIS LEVEL. VAST AND SUNNY BACKYARD HAS A DETACHED DOUBLE GARAGE WITH ADDITIONAL ADJACENT PARKING SPACE TO ACCOMMODATE OVERFLOW PARKING. SUBTLE LANDSCAPING WITH MATURE TREES AND SHRUBS, ALONG WITH CHARMING FLOWER BEDS COMPLIMENT THE ENTIRE LOT. THE LOCATION IS WALKING DISTANCE TO SCHOOLS, PARKS AND PATHWAYS, PUBLIC TRANSIT, SHOPPING, RESTAURANTS AND CLOSE TO DOWNTOWN. THE HOME IS CURRENTLY OCCUPIED WITH A SET OF TENURED TENANTS ON EACH FLOOR. AN IDEAL OPPORTUNITY FOR THE SAVVY INVESTOR TO GENERATE IMMEDIATE PASSIVE INCOME. THE LOT IS SURROUNDED BY MILLION DOLLAR INFILLS, THIS HOME CAN BE HELD OR OCCUPIED UNTIL NEW DEVELOPMENT IS UNDERTAKEN.