

**135 27 Avenue NE**  
**Calgary, Alberta**

**MLS # A2295701**



**\$649,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	986 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Stone, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Additional appliances in the suite are included: Stove, hood fan, refrigerator, washer, dryer

Welcome to this spacious, bright & inviting semi-detached home with illegal suite in the desirable inner city community of Tuxedo Park. Amazing investment opportunity or live up and rent down; perfect for multi-generational living too. The main floor features 986 sqft of open concept living space with all new windows, new sliding glass doors, renovated kitchen, bathroom and Rock Wool Sound Proof Insulation between floors. The main floor is filled with natural light and features large windows, wood burning fireplace and dining area with sliding door to the front deck. The kitchen is beautifully renovated and highlighted by the addition of an island, 2nd sink, granite countertops and eat up bar area. With tons of cabinets and counter space this is the ideal spot for anyone who enjoys cooking or entertaining family & friends. There are 2 spacious bedrooms and the primary bedroom has a rare 2 pc en-suite bathroom, walk through closet and sliding patio door to the back deck. An updated 4 pc Bathroom and separate laundry room with clever sliding storage complete the main floor. The lower level has a good sized illegal suite with separate entrance for potential extra income. It includes a large family room with cozy wood burning fireplace, kitchen with eating area, lots of cabinets and counter space. The living and dining area have large windows that maximize natural light. There are 2 good sized bedrooms, a 4 pc bathroom with new vanity and a separate laundry room with extra room for storage. The backyard has everything you need to enjoy the outdoors with a deck, a patio and grassy area. There is plenty of parking from the back alley with a separate single car garage with oversized garage door plus a separate parking spot for extra vehicles. Pride of ownership is shown throughout this well maintained home. Fantastic central location with quick & easy commute to

downtown, the airport, nearby golf courses and pathways; walk to shopping, schools, parks, restaurants and transit. Close to major transportation routes makes getting around the city and out to the mountains a breeze. Don't miss this opportunity to own this versatile property in a great neighborhood!