

**318 29 Avenue NE**  
**Calgary, Alberta**

**MLS # A2203522**



**\$389,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	670 sq.ft.	<b>Age:</b>	1911 (114 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

<b>Inclusions:</b>	NA
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Rare Opportunity in a Prime Inner-City Location! Here is your chance to move in and enjoy, rent it out, or build your dream home! Perfectly situated just steps from Confederation Park, this residence offers an unbeatable inner-city lifestyle in one of Calgary's most desirable neighborhoods. Enjoy the convenience of being close to top-rated schools, playgrounds, a community swimming pool, an indoor skating rink, and a variety of bus routes—all within walking distance. Whether you're an investor, a developer, or a buyer looking for the ideal spot to settle down, this location has it all. Surrounded by mature trees and nestled among established homes, this property offers unlimited potential in a community rich with amenities and green space. Don't miss this incredible opportunity to renovate, rebuild, or simply enjoy everything this exceptional location has to offer!