

# \$779,000 - 214 26 Avenue Nw, Calgary

MLS® #A2221850

**\$779,000**

2 Bedroom, 2.00 Bathroom, 889 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

## GREAT OPPORTUNITY! DOUBLE LOT!

Investors, Builders, Homeowners! This is your opportunity to own this great property in TUXEDO PARK with the many amenities and conveniences this sought after district has to offer. Close to schools, shopping, transit and major transportation routes, check out why Tuxedo Park is so popular! Whether you are developing the property or putting some TLC into this little bungalow, there is tremendous potential for the right buyer!

Built in 1948

## Essential Information

MLS® #	A2221850
Price	\$779,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	889
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	214 26 Avenue Nw
Subdivision	Tuxedo Park



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2C9

### **Amenities**

Parking Spaces	3
Parking	Parking Pad, Single Garage Detached
# of Garages	11

### **Interior**

Interior Features	Storage, Wood Windows
Appliances	Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	21
Zoning	R-CG

### **Listing Details**

Listing Office	KIC Realty
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