

\$480,000 - 120a 27 Avenue Ne, Calgary

MLS® #A2253259

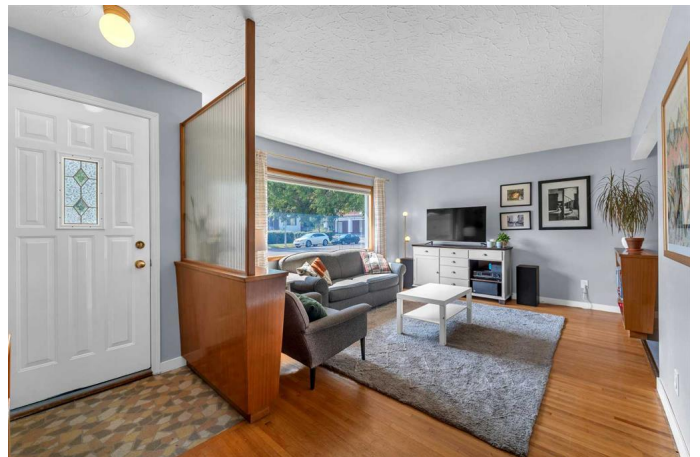
\$480,000

3 Bedroom, 2.00 Bathroom, 867 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Welcome to the highly sought-after community of Tuxedo Park! This delightful 3 bedroom, 2 bathroom home includes a single garage and is perfect for small families, couples, or individuals seeking a community-centric lifestyle. It also presents a great investment opportunity for someone looking to start, or add to their real estate portfolio on a street that has seen plenty of redevelopment and revitalization. The location is excellent! There are plenty of transit options, easy access to the downtown Core, and other major roads are close by when it's time to traverse to other areas of the city. Amenities abound with premiere shops like Lina's Italian Market, Amandine Bakery, Rosso Coffee, Citizen Brewery all within walking distance. Upon entering the home, you are embraced by a charming mid century modern warmth and inviting layout that maximizes space and natural light. The living area is perfect for relaxation or entertaining. It features a massive picture window with south exposure, rich natural hardwood, and intricate ceiling detailing. The kitchen is equipped with sleek, modern tile floors, attractive marble-esque backsplash, and updated sink, faucet and stainless steel refrigerator. The main floor includes 2 generously sized bedrooms, and a completely remodelled 4-piece bathroom with subway tile, a rain shower fixture, brand new vanity and lighting. The lower level of this home is defined by its function and potential. With a convenient side entrance, the



option of turning it into a legal suite is definitely on the table (requires City approval). There's a large bedroom that receives plenty of natural light through the 3 windows! The expansive rec room is perfect for a home office, media area, hobby space, or anything else that would suit your unique lifestyle. A 3 piece bathroom, and plenty of storage, including a cellar to keep things cool, complete this level. Outside, you'll find a well-maintained yard, which could be a great place for gardening, outdoor activities, or simply enjoying the quiet location. Other highlights include upgraded electrical, some updated windows, and a new roof in 2023! This property boasts a prime location, with schools, parks, shopping options, and convenient transit access, making it an ideal choice for anyone seeking to experience the vibrant life that Calgary has to offer. Don't miss out on this unique chance to own a versatile, affordable property in Tuxedo Park!

Built in 1961

Essential Information

MLS® #	A2253259
Price	\$480,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	867
Acres	0.07
Year Built	1961
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	120a 27 Avenue Ne
---------	-------------------

Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1Z7

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, Chandelier
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	7
Zoning	SR

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.