



\$ 499,900.00

250 20 AVENUE NW CALGARY

<https://paulbrinton.com>

****PRICE REDUCED** BUILD YOUR DREAM HOME ON THIS INNER CITY LOT!** Exceptional location in the much sought after inner city neighborhood of TUXEDO PARK. LAND VALUE ONLY FOR REDEVELOPMENT on this RC-2 ZONED PROPERTY - great opportunity to build a new infill duplex or detached home on this 50 X...

- 2 beds
- 1 bath
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1153513

Type: Detached

Bedrooms: 2

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-10-31 18:53:30

Bathrooms: 1

Bedrooms Above Grade: 2

Date added: 10/17/21

Lot size: 6253 sq ft

Year built: 1928

Parking: Double Garage Detached, Single Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Flooring: Ceramic Tile,Hardwood

Exterior Features: Fire Pit

District: CAL Zone CC

Inclusions: N/A

Lot Features: Back

Lane,Landscaped,Level,Rectangular Lot,Treed

Heating Type: Forced Air,Natural Gas

Total Parking: 2

Community Features: None

Fencing: Partial

Cooling: None

Interior Features: See Remarks

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Finished, Full, Suite

Laundry features: Main Level

Levels: One

Zoning: R-C2



Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Suite: No

Frontage Metres: 15.24M 50`0"

Living Area SF: 973.62

Structure Type: House

Restrictions: See Remarks

List Price Square Foot: \$ 539.22

Photo Count: 6

Construction Materials: Wood Frame,Wood Siding

Foundation: Poured Concrete

Appliances: Dishwasher,Electric Stove,Refrigerator,Window Coverings

Subdivision Name: Tuxedo Park

Lot Size Acres: 0.14

