

# \$649,900 - 112 25 Avenue Ne, Calgary

MLS® #A2203652

**\$649,900**

2 Bedroom, 1.00 Bathroom, 784 sqft

Residential on 0.14 Acres

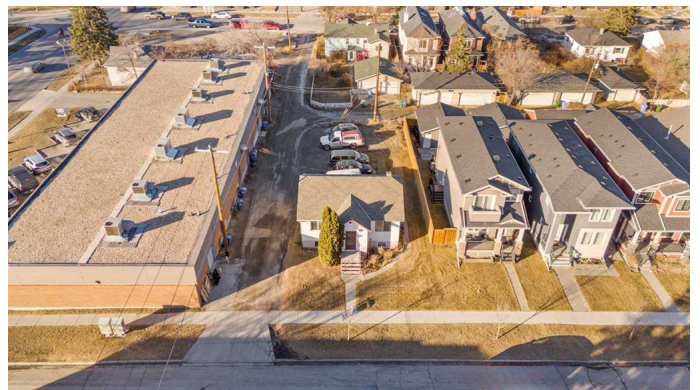
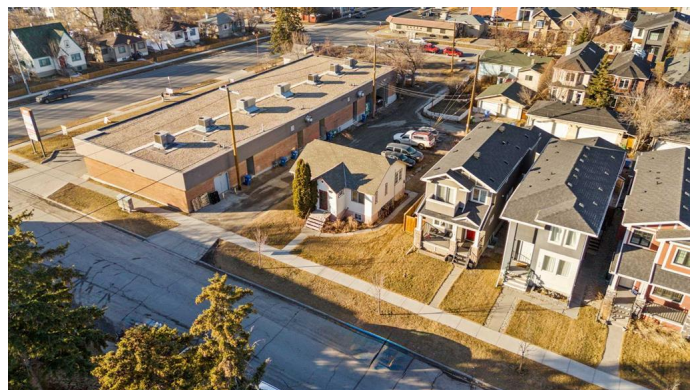
Tuxedo Park, Calgary, Alberta

This 2-bedroom, 1-bathroom gem has stood the test of time and now awaits a visionary to restore its former glory. The solid bones of this home offer endless possibilities. Situated on a generous 50 x 120 lot, there's ample space for re-development. Tuxedo Park is renowned for its blend of historic charm and urban convenience. Residents enjoy proximity to downtown Calgary, local eateries, parks, and reputable schools. The potential for transformation is vast, allowing for modern amenities to be integrated while preserving historical charm or tear down and expand your portfolio by building multiple units on this R-CG lot. Properties like this are rare finds. With the right vision and effort, this bungalow can be transformed into a cozy residence or a profitable investment.

Built in 1949

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203652    |
| Price          | \$649,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 784         |
| Acres          | 0.14        |
| Year Built     | 1949        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 112 25 Avenue Ne |
| Subdivision | Tuxedo Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 1X8          |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | Laminate Counters, See Remarks |
| Appliances        | Electric Oven                  |
| Heating           | Forced Air, Natural Gas        |
| Cooling           | None                           |
| Has Basement      | Yes                            |
| Basement          | Finished, Full                 |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 49               |
| Zoning         | R-CG             |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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