

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

MLS® #A2203652

## \$649,900

2 Bedroom, 1.00 Bathroom, 784 sqft

Residential on 0.14 Acres

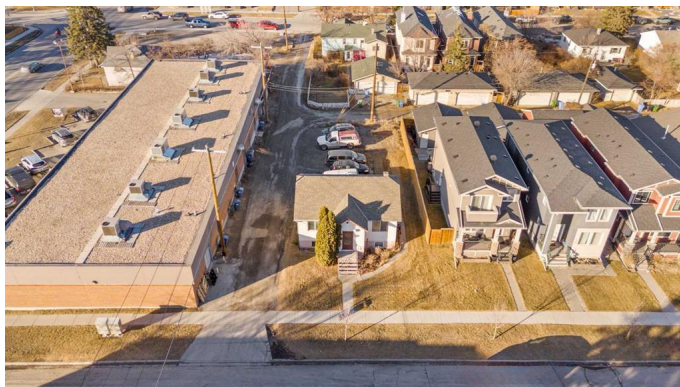
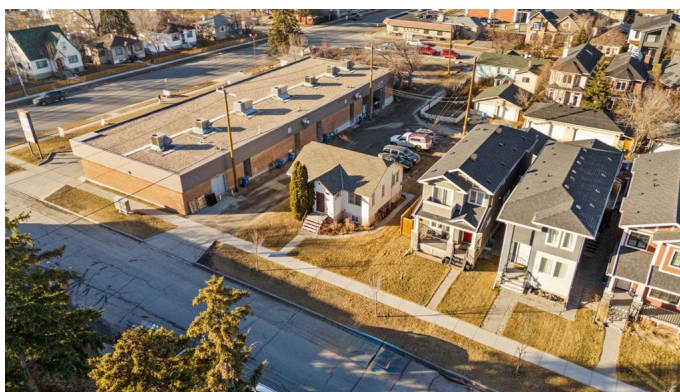
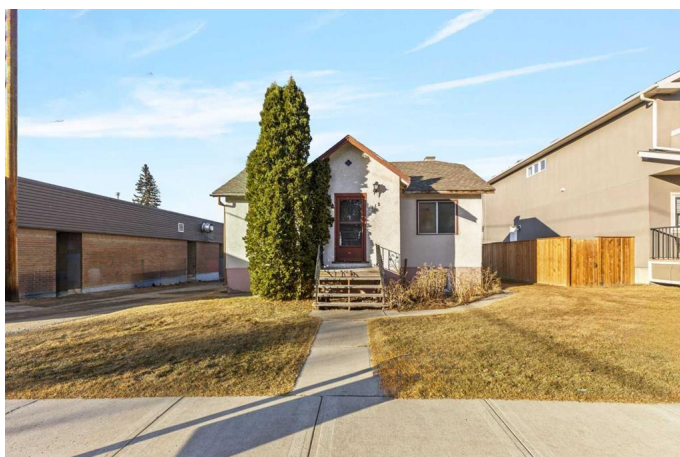
Tuxedo Park, Calgary, Alberta

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	46
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
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