# \$839,900 - 112 29 Avenue Nw, Calgary

MLS® #A2219374

## \$839,900

0 Bedroom, 0.00 Bathroom, 1,270 sqft Multi-Family on 0.14 Acres

Tuxedo Park, Calgary, Alberta

INVESTOR ALERT / CLOSE TO UPCOMING TRAIN STATION / OVERSIZED CORNER LOT / TRIPLEX / INNER CITY NW LOCATION / CASH FLOWING PROPERTY. This property has unbelievable potential! Built as a legal TRIPLEX (with 3 electric meters in common area) but currently an illegal 4 Plex with 4 self contained 1 bedroom suites. Each unit has their own kitchen, full bathroom, living room, storage, parking stall and access to shared common (coin op.) laundry. Located in the Northwest Community of Tuxedo which has great access to bus routes, bistros, shopping, downtown, and the commuter bus station. The City is working on plans to build a LRT station 3 blocks away. The CORNER M-C1 Lot is 50 X 120 SF and would be a fantastic redevelopment site.

Built in 1955

#### **Essential Information**

MLS® # A2219374 Price \$839,900

Bathrooms 0.00
Square Footage 1,270
Acres 0.14
Year Built 1955

Type Multi-Family

Sub-Type Triplex Status Active







# **Community Information**

Address 112 29 Avenue Nw

Subdivision Tuxedo Park

City Calgary

County Calgary

Province Alberta

Postal Code T2M 2L8

### **Amenities**

Parking Spaces 4

#### Interior

Appliances See Remarks

#### **Additional Information**

Date Listed May 8th, 2025

Days on Market 174

Zoning M-C1

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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