

# \$899,000 - 112 29 Avenue Nw, Calgary

MLS® #A2219374

**\$899,000**

0 Bedroom, 0.00 Bathroom, 1,270 sqft

Multi-Family on 0.14 Acres

Tuxedo Park, Calgary, Alberta

**INVESTOR ALERT / OVERSIZED CORNER LOT / TRIPLEX / GREAT 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 surrounded by plenty of parks. The CORNER M-C1 Zoned Lot is 50 X 120 SF and would be a fantastic redevelopment site.

Built in 1955

## Essential Information

MLS® #	A2219374
Price	\$899,000
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	47
Zoning	M-C1

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.