221 26 Avenue NE

Calgary | Active | MLS® A2348219

$625,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1948**	**610 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

An incredible opportunity to own a DETACHED inner city renovated bungalow, situated on a large 37.5 ft x 120 ft lot, with a SOUTH facing backyard in the well established community of Tuxedo Park. Nestled on a quiet tree lined street along with several other beautiful infills, this renovated bungalow offers both immediate appeal and future potential. The home features 2 bedrooms, an updated 4 piece bathroom and an updated kitchen with new appliances. An updated hot water tank, newer furnace and newer roof add to its appeal. Your opportunities are endless here as this property offers versatility appealing to buyers looking to enter the inner city detached market, investors seeking a rental property, and those planning for future development all in one. Move in and make it your own, explore the potential to rent and hold, or bring your vision for redevelopment. The generous 37.5 foot lot width offers additional space compared with a typical 25 foot infill lot, creating an appealing opportunity to explore a larger single family home design, subject to municipal approval. Whether you are looking for a place to call home or a property with long term investment potential, this Tuxedo Park opportunity offers a variety of options.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348219
Bedrooms	2
Bathrooms	1
Year Built	1948
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	610 sq. ft.
Main Level Finished Area:	610 sq. ft.

Acreage:	No
Lot Area:	4,499 sq. ft.
Lot Frontage:	37'7½"
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	4
Year built:	1948 (Age: 78)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2617AG
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes

Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Tuxedo Park
Appliances:	Dryer, Range Hood, Refrigerator, Stove(s), Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 14' × 12'1" ·
Main Floor	Kitchen · 11'4" × 7'9" ·
Main Floor	Bedroom - Primary · 12'5" × 10'9" ·
Main Floor	Bedroom · 10'9" × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Other, Private Entrance, Private Yard
Patio And Porch Features:	Other, See Remarks
Lot Features:	Back Lane, Back Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG

Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/221-26-avenue-ne-calgary-a2348219/

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