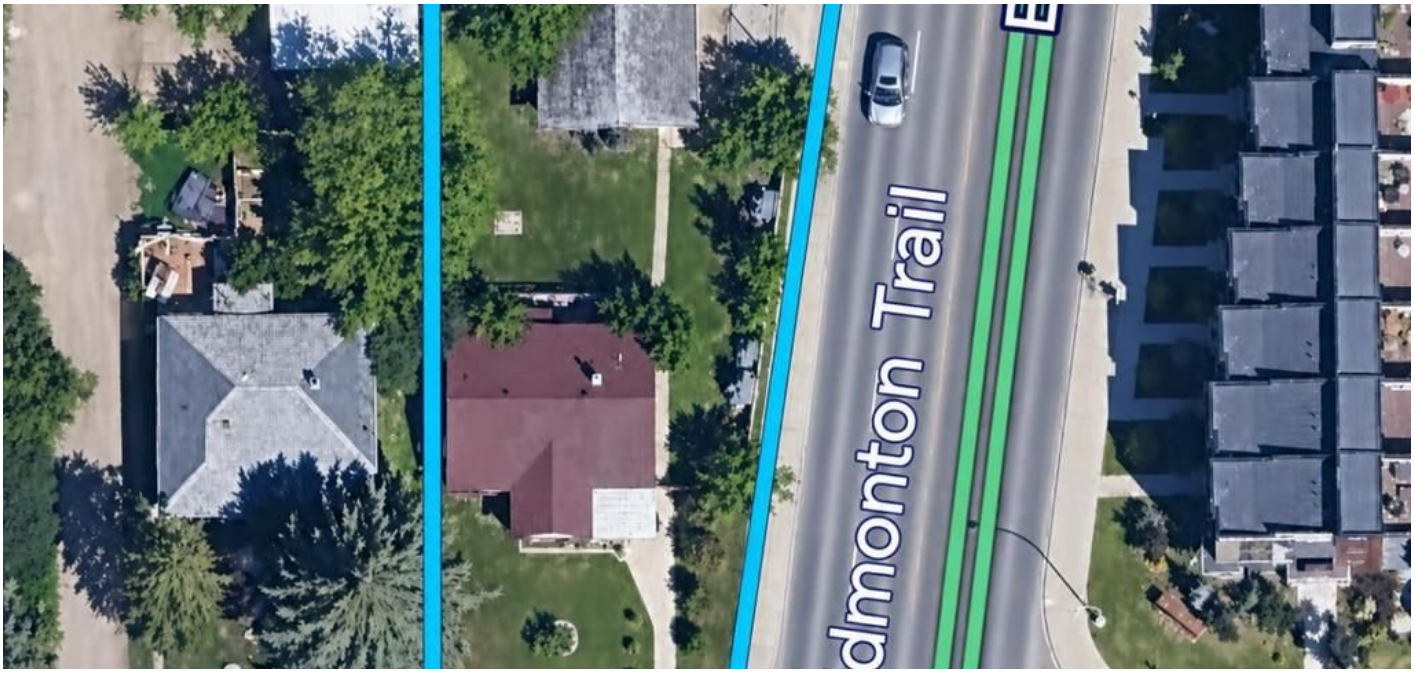
326 27 Avenue NE

Calgary | Active | MLS® A2354453

$749,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1948**	**988 sq. ft.**

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Listed by 2% Realty

A closer look

Rare corner pie lot at 27 Avenue and Edmonton Trail in Tuxedo Park, ideal for builders, developers, and investors. This 7,384 sq ft R-C2 lot has 50 ft of frontage widening to 67.49 ft at the rear, with roughly 125 ft of depth. A triple detached garage (24'1" x 30'1") plus driveway parking for 3 more vehicles gives you 6 spaces in total. The 1948 bungalow offers 988 sq ft on the main floor, 3 bedrooms, 2 full bathrooms, and a finished basement with a separate entrance. It's currently tenanted (tenants out March 1, 2027), giving you holding income while you plan your next project. Updates include the roof (2024), hot water tank (2023), and boiler (2009). High exposure on Edmonton Trail makes this a parcel with size, utility, and long-term upside.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354453
Bedrooms	3
Bathrooms	2
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:	988 sq. ft.
Main Level Finished Area:	988 sq. ft.
Acreage:	No
Lot Area:	7,384 sq. ft.
Lot Frontage:	50'2¾"

Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	6
Year built:	1948 (Age: 78)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	2617AG
Heating:	Boiler, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Detached

Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Tuxedo Park
Appliances:	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Inclusions:	NA
Restrictions:	None Known
Main Floor	Bedroom · 11'2" × 8'10" ·
Main Floor	Dining Room · 12'6" × 8'10" ·
Main Floor	Kitchen · 12'6" × 8'10" ·
Main Floor	Bedroom - Primary · 11'10" × 9'2" ·
Main Floor	Family Room · 22' × 12'2" ·
Main Floor	Living Room · 12'6" × 12'6" ·
Lower Level	Bedroom · 12'6" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	See Remarks
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	None
Lot Features:	Back Yard, Corner Lot, Front Yard, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2

Listed Date:	Oct 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/326-27-avenue-ne-calgary-a2354453/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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