

# \$305,900 - 301, 121 27 Avenue Nw, Calgary

MLS® #A2207488

**\$305,900**

2 Bedroom, 1.00 Bathroom, 929 sqft  
Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

Discover this unique and inviting top floor condo in the amazing community of Tuxedo Park, just steps away from all the many amenities found on Centre Street. Situated in a small, well maintained complex, this two bedroom, one bathroom home offers comfort and a prime location. The spacious layout features a bright living area with a cozy corner gas fireplace, and patio doors leading to a generous balcony. The kitchen is both functional and stylish, with ample counter space, along with modern appliances and a convenient island. Both bedrooms are generously sized and thoughtfully positioned down the hall, providing enhanced privacy. The full modern bathroom won't disappoint! The unit also has its own laundry room equipped with its own furnace and hot water tank which is rare for a condo yet valuable features allowing independence much like a single family home. This home's unique design includes two separate entrances, front and rear, for added convenience and flexibility. Parking is no issue with an assigned stall. Located just half a block from Centre Street, this condo offers easy access to shops, cafes, restaurants and transit options. With its exceptional location and thoughtful design, this property is a rare find in Calgary's sought after inner city. Don't miss the opportunity to call this condo home! Please see the Video and 3D tour. Complex is pet friendly, upon board approval.



Built in 1993

## Essential Information

MLS® #	A2207488
Price	\$305,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	929
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	301, 121 27 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2H3

## Amenities

Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

## Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
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