

# \$294,500 - 301, 121 27 Avenue Nw, Calgary

MLS® #A2207488

**\$294,500**

2 Bedroom, 1.00 Bathroom, 929 sqft

Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

With a recent price adjustment, this condo offers exceptional value and fantastic opportunity for buyers looking to move quickly. 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          | \$294,500         |
| 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 | 30              |
| Zoning         | M-C1            |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.