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## 233 25 Avenue NE Calgary, Alberta

Features:

MLS # A2259516



\$3,999,900

Tuxedo Park			
ruxeuo Park			
Commercial/Multi Family			
-			
9,126 sq.ft.	Age:	2024 (1 yrs old)	
-	Baths:	-	
-			
0.21 Acre			
-			
	- 9,126 sq.ft. -	9,126 sq.ft. Age: - Baths:	9,126 sq.ft. Age: 2024 (1 yrs old) - Baths: -

 Heating:
 High Efficiency, Natural Gas
 Bldg Name:

 Floors:
 Water:

 Roof:
 Sewer:

 Basement:
 LLD:

 Exterior:
 Zoning:
 R-CG

 Foundation:
 Utilities:

Inclusions: 8 sets of stoves, refrigerators, dishwashers, washers, dryers, 4 air conditioning units, all window coverings

Tuxedo Place – Boutique Multi-Unit Investment Opportunity in Central Calgary Introducing Tuxedo Place — a rare, purpose-built 8-unit investment property ideally located in the heart of Tuxedo Park, one of Calgary's most accessible and evolving inner-city neighbourhoods. This turnkey rental property sits on a 75 ft x 120 ft (9,000 sq ft) lot and offers a functional unit mix that appeals to a wide range of tenants. The property is comprised of: 4 well-designed townhomes 4 legal basement suites (1 per townhome) Each townhome offers bright, spacious layouts with modern finishes, and the basement suites are fully self-contained with private entrances, providing strong additional rental income. The design and configuration support both owner-occupancy and full investment use. Located just minutes from downtown Calgary, major transit corridors, Confederation Park, schools, and retail amenities, Tuxedo Place offers stable long-term rental performance and future redevelopment potential in an increasingly desirable location.