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233 25 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32266

MLS ID:
A2259516

\$3,850,000



 **GENE YAMADA**
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 Royal LePage Solutions
 403-289-3322

 233 25 Avenue NE, Calgary , Alberta T2E1Y2

Transaction Type	Days On Market	Zoning
For Sale	125	R-CG
Subdivision	Year Built	Structure Type
Tuxedo Park	2024	Townhouse
Property Type	Property Sub Type	Legal Plan
Commercial	Multi Family	2617AG
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
9126.00	847.83	8987
Lot Size (Acres)	Cooling	Heating
0.21	Central Air	High Efficiency, Natural Gas
Inclusions		
8 sets of stoves, refrigerators, dishwashers, washers, dryers, 4 air conditioning units, all window coverings	Restrictions	Reports
	None Known	RPR with Compliance

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.

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