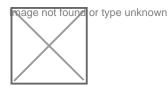




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## 233 25 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

32266

MLS ID: A2259516

\$3,999,900



- **△** GENE YAMADA
- **(403)** 714-5325
- Royal LePage Solutions
- **403-289-3322**
- 233 25 Avenue NE, Calgary, Alberta T2E1Y2

**Transaction Type** 

For Sale

**Zoning** R-CG Subdivision Tuxedo Park

Year Built

2024

Structure Type

Property Type Commercial

**Property Sub Type** 

Multi Family

**Legal Plan** 2617AG

8987

Townhouse

Building Area (Sq. Ft.)

9126.00

Building Area (Sq. M.)

847.83

Lot Size (Sq. Ft.)

Lot Size (Acres)

0.21

Inclusions

8 sets of stoves, refrigerators, dishwashers, washers, dryers, 4 air

conditioning units, all window coverings

Restrictions

None Known

Reports

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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