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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**
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 233 25 Avenue NE, Calgary , Alberta T2E1Y2

Transaction Type For Sale	Days On Market 73	Zoning R-CG
Subdivision Tuxedo Park	Year Built 2024	Structure Type Townhouse
Property Type Commercial	Property Sub Type Multi Family	Legal Plan 2617AG
Building Area (Sq. Ft.) 9126.00	Building Area (Sq. M.) 847.83	Lot Size (Sq. Ft.) 8987
Lot Size (Acres) 0.21	Cooling Central Air	Heating High Efficiency,Natural Gas
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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