

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 233 25 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
34050


**MLS ID:**  
A2287086

**\$3,799,999**



 **GENE YAMADA**  
 (403) 252-5900

 Royal LePage Solutions  
 403-289-3322

 233 25 Avenue NE, Calgary , Alberta T2E1Y2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> R-CG
<b>Subdivision</b> Tuxedo Park	<b>Year Built</b> 2024	<b>Structure Type</b> Townhouse
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Multi Family	<b>Legal Plan</b> 2617AG
<b>Building Area (Sq. Ft.)</b> 12000.00	<b>Building Area (Sq. M.)</b> 1114.83	<b>Lot Size (Sq. Ft.)</b> 8987
<b>Lot Size (Acres)</b> 0.21	<b>Cooling</b> Central Air	<b>Heating</b> High Efficiency,Natural Gas
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> Building Plans

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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.