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

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