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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

**\$3,749,999**



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 Royal LePage Solutions  
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 233 25 Avenue NE, Calgary , Alberta T2E1Y2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 54	<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.

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