



**233 25 Avenue NE
Calgary, Alberta**

MLS # A2259516



\$3,850,000

Division: Tuxedo Park

Type: Commercial/Multi Family

Style: -

Size: 9,126 sq.ft. **Age:** 2024 (2 yrs old)

Beds: - **Baths:** -

Garage: -

Lot Size: 0.21 Acre

Lot Feat: -

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: R-CG

Utilities: -

Heating: High Efficiency, Natural Gas

Floors: -

Roof: -

Basement: -

Exterior: -

Foundation: -

Features: -

Inclusions: 8 sets of stoves, refrigerators, dishwashers, washers, dryers, 4 air conditioning units, all window coverings

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.