



GRASSROOTS

REALTY GROUP

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206 23 Avenue NE
Calgary, Alberta

MLS # A2299052



\$3,000,000

Division:	Tuxedo Park		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	5,995 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-CG
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Exceptional Investment Opportunity in Tuxedo Park ‐ Brand-New, High-Yield 4-Plex An extraordinary opportunity to elevate your real estate portfolio with this architecturally stunning 4-plex, perfectly situated in the heart of Tuxedo Park‐one of Calgary’s most sought-after inner-city communities. Renowned for its central location, strong rental demand, and vibrant urban character, Tuxedo Park is the ideal setting for this purpose-built, income-generating asset. This newly constructed property features four meticulously designed townhomes, each offering 3 spacious bedrooms. Complementing each unit are fully legal 2-bedroom basement suites‐bringing the total to eight separate rental units, each with its own private entrance. This rare configuration offers exceptional income potential and operational flexibility. From the moment you arrive, the curb appeal is undeniable. The exterior showcases timeless architecture with a modern edge‐clean lines, premium materials, and an elegant, cohesive colour palette create a boutique aesthetic rarely found in multi-family developments. Professional landscaping, contemporary lighting, and a unified facade further elevate the property's distinguished presence. Inside, each suite is thoughtfully finished with high-end, low-maintenance materials selected for both style and durability. Quartz countertops, stainless steel appliances, luxury vinyl plank flooring, and oversized energy-efficient windows ensure lasting appeal to quality tenants while keeping operating costs low. Strategically located just minutes from downtown Calgary, with quick access to major roadways, public transit, parks, schools, and amenities, this property offers convenience for tenants and exceptional returns for investors. Eligible for CMHC Select Financing, this is a rare chance to secure a

turnkey, high-performance asset in a high-demand rental market. Don't miss your opportunity to own one of Calgary's most visually striking and intelligently designed multi-family investments. Contact us today for full details or to arrange a private tour. Please note: Photos are AI generated.