



GRASSROOTS
REALTY GROUP

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233 25 Avenue NE
Calgary, Alberta

MLS # A2348704



\$3,699,999

Division:	Tuxedo Park		
Type:	Commercial/Multi Family		
Style:	-		
Size:	12,000 sq.ft.	Age:	2024 (2 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.21 Acre		
Lot Feat:	-		

Heating:	High Efficiency, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-CG
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: None

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 and 4 legal basement suites, with one suite per townhome. Each townhome offers bright, spacious layouts with modern finishes, while 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. Fully leased and generating positive cash flow, Tuxedo Place offers investors immediate, stabilized income in a highly desirable inner-city rental market. Strong location fundamentals support consistent occupancy and long-term appreciation, with residents enjoying convenient access to downtown Calgary, major transit corridors, Confederation Park, schools, shopping, restaurants, and recreational amenities. A significant investment advantage is the existing assumable CMHC-insured mortgage at 3.729%, maturing December 1, 2030, subject to lender and CMHC approval. This below-market financing presents a rare opportunity for qualified purchasers to secure favourable debt, potentially enhancing cash flow and reducing financing costs while acquiring a stabilized, income-producing asset. Rarely do stabilized, purpose-built multifamily assets with assumable CMHC financing become available in Calgary's premier inner-city market. Tuxedo Place represents an exceptional opportunity for private investors, family offices, and

institutional buyers seeking immediate cash flow, long-term appreciation, and attractive in-place financing. With its 8-unit configuration, strong tenant appeal, desirable central location, and future redevelopment potential, Tuxedo Place offers a compelling combination of current income and long-term upside. An exceptional opportunity to acquire a stabilized, income-producing multifamily asset with favourable assumable financing in one of Calgary's established inner-city communities