



GRASSROOTS
REALTY GROUP

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233 25 Avenue NE
Calgary, Alberta

MLS # A2259516



\$3,999,900

Division:	Tuxedo Park		
Type:	Commercial/Multi Family		
Style:	-		
Size:	9,126 sq.ft.	Age:	2024 (1 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: 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.