



240 27 Avenue NW
Calgary, Alberta

MLS # A2303733



\$535,000

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	859 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, See Remarks, Storage		

Inclusions: rain collection cisterns, compost crates

This lovingly cared-for bi-level sits on a sunny corner lot in one of inner-city Calgary's most beloved communities — Tuxedo Park — and offers something that is genuinely hard to find: a warm, thoughtfully laid-out home paired with a backyard that has to be seen to be believed. Inside, the open-concept main floor is bright and welcoming, with south-facing exposure, a new patio door, and updated upstairs windows that flood the space with natural light year-round. The gas-burning fireplace gives the living area real character, and the layout just works — main floor laundry, a massive primary bedroom, two full bathrooms, three bedrooms total, and storage everywhere you need it. Newer hot water tank, double detached garage, and a level of care throughout that reflects genuine pride of ownership. The backyard is where this property becomes truly special. Over twelve years, the seller — a professional ecologist and arborist — has built a Japanese-inspired garden of remarkable depth and beauty. A stone lantern, bamboo water fountain, dry creek bed with stone bridge, and fragrant sweeps of creeping thyme create an atmosphere unlike anything you'll find in a typical Calgary backyard. The edible landscape is equally impressive: mature grapevines, fruiting cherry trees, haskaps, saskatoons, gooseberries, arctic kiwi, strawberry beds, and over a decade of established herbs mean this garden genuinely feeds you through the season. A rainwater capture system and self-watering wicking beds keep it all thriving with minimal effort. This is not a project — it is a fully mature, living landscape ready to be enjoyed from day one. Walkable to Lina's Italian Market, Centre Street, great restaurants, schools, and playgrounds. Minutes to downtown. For a full look at the garden — its history, design philosophy, and everything it grows —

visit the digital brochure in the links!! Properties like this don't last. Call today to arrange a private viewing.