

\$3,999,900 - 233 25 Avenue Ne, Calgary

MLS® #A2259516

\$3,999,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.21 Acres

Tuxedo Park, Calgary, Alberta

Tuxedo Place â€” Boutique Multi-Unit
Investment Opportunity in Central Calgary

Introducing Tuxedo Place â€” a rare, purpose-built 8-unit investment property ideally located in the heart of Tuxedo Park, one of Calgaryâ€™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.

Built in 2024



Essential Information

MLS® #	A2259516
Price	\$3,999,900
Bathrooms	0.00
Acres	0.21
Year Built	2024
Type	Commercial
Sub-Type	Multi Family
Status	Active

Community Information

Address	233 25 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E1Y2

Interior

Heating	High Efficiency, Natural Gas
Cooling	Central Air

Additional Information

Date Listed	September 25th, 2025
Days on Market	23
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.