

# \$829,900 - 233 27 Avenue Ne, Calgary

MLS® #A2202713

**\$829,900**

3 Bedroom, 3.00 Bathroom, 1,804 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

Welcome to this original-owner home on a prime 50' x 120' inner-city lot with R-CG zoning, situated in the highly desirable and sought-after community of Tuxedo Park! This versatile property presents an exceptional opportunity for investors, first-time buyers, or families looking for a spacious, fully developed property with long-term value. Offering over 2,500 SF of developed space, with more than 1,800 SF on the main & upper floors alone (plus an additional 703 SF in the basement), the potential for updates and customization to either live in or rent out is significant. Located just minutes from downtown, this vibrant neighborhood strikes the perfect balance between convenience and tranquility. Enjoy leisurely walks through the picturesque Confederation Park while benefiting from easy access to nearby transit options. Everything you need is within walking distance, including top-rated schools, shopping, dining, and various amenities. The home's prime location also offers proximity to SAIT, North Hill Mall, the Jubilee Auditorium, Kensington Village, and major commuter routes, making it easy to access all the city has to offer. The main floor features a spacious living room with a gas fireplace, a separate dining room, and a large kitchen, along with a 4-piece bathroom, main floor laundry, and access to a generous backyard. Upstairs, you'll find three bedrooms, plus additional storage space in the attic. The primary bedroom includes a 2-piece ensuite. The lower level offers a large



family room, a 3-piece bathroom, ample storage, and a utility room with a newer, high-efficiency furnace. Step outside to the beautifully landscaped backyard, where vibrant flower beds, a charming patio, and a lush garden provide the perfect environment for relaxing, gardening, or hosting gatherings. The over-sized, heated detached garage, along with additional parking, ensures ample space for vehicles and storage. Currently rented, so if you're looking for a turn-key investment opportunity, this might be perfect... be sure to book your viewing soon!

Built in 1984

### Essential Information

MLS® #	A2202713
Price	\$829,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,804
Acres	0.14
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	233 27 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2A1

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Heated Garage, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Built-in Features, Central Vacuum, Pantry, Beamed Ceilings, Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Refrigerator, Electric Stove, Garage Control(s), Microwave Hood Fan
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Garden
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 17th, 2025
Days on Market	139
Zoning	R-CG

## Listing Details

Listing Office	2% Realty
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