

# \$894,000 - 140 27 Avenue Ne, Calgary

MLS® #A2230686

**\$894,000**

4 Bedroom, 4.00 Bathroom, 1,945 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

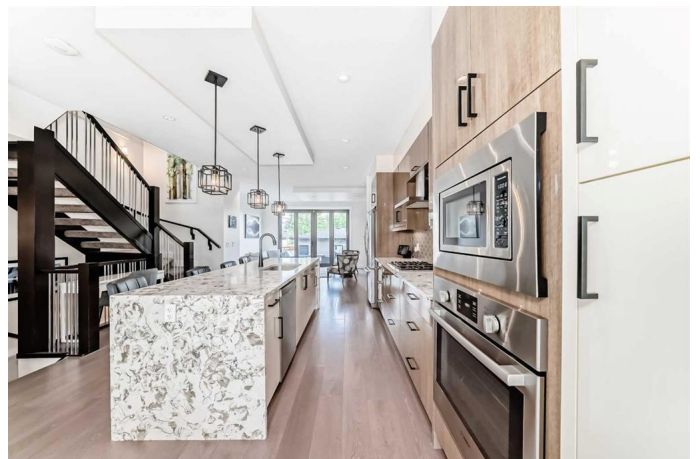
Contemporary 4-Bedroom Home in the Heart of Tuxedo

This beautifully developed residence offers over 2,500 square feet of refined living space in the sought-after community of TUXEDO. Thoughtfully designed for both functionality and comfort, the home features a modern open-concept layout that seamlessly connects indoor and outdoor living areas—ideal for everyday living and entertaining alike.

At the center of the home is a well-appointed kitchen equipped with NEW BOSCH appliances (2021), including a wall oven and a silent dishwasher, complemented by contemporary lighting and a touch-control faucet installed in 2024. The adjacent dining area and living room are filled with natural light from large windows and anchored by a cozy gas fireplace, creating a welcoming atmosphere throughout.

The primary suite offers a private retreat, featuring HUNTER DOUGLAS PowerView automated blinds and a luxurious ensuite with IN-FLOOR heating for year-round comfort (also found in the basement). The home includes three additional spacious bedrooms, providing flexibility for family, guests, or office space.

The landscaped backyard serves as a quiet outdoor escape, perfect for morning coffee or summer gatherings. Located just steps from a newly developed playground and beach volleyball courts, and within walking distance to Rosso Coffee Roasters, Lina's Italian



Market, Citizen Brewing, and 4th Spot Kitchen & Bar, this home combines suburban serenity with urban convenience.

Additional Features:

Double detached garage for added convenience and storage

New washer/dryer set (2024)

Freshly painted interior (2024)

New hot water tank (2024)

Smart home upgrades including Blink cameras, Ring doorbell, Nest thermostat, and Google Protect smoke/CO alarms

In-floor heating in both the master ensuite and basement

This property presents an excellent opportunity for those seeking a turnkey home in a vibrant inner-city neighborhood.

Built in 2014

Essential Information

MLS® #	A2230686
Price	\$894,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,945
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	140 27 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2E 1Z7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Playground
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
Days on Market	26
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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