

# \$769,900 - 233 27 Avenue Ne, Calgary

MLS® #A2250914

**\$769,900**

3 Bedroom, 3.00 Bathroom, 1,800 sqft  
Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

Discover this charming 1.5 storey home situated on a 50' x 120' lot in the desirable community of Tuxedo Park. Offering a thoughtful layout and plenty of potential, this property is ideal for families or investors alike. This property is a single owner home in which the owners raised a family. Although somewhat dated, it has been exceptionally well maintained!

The main floor features a bright living space, a convenient laundry room, a 4-piece bath and a well-appointed kitchen, dining and living rooms. Upstairs, you'll find three spacious bedrooms, including a 2-piece ensuite perfect for family living. The basement includes a second kitchen, and large recreational room, providing excellent opportunities for large family feasts, house guests, or a multi-generational living space.

Enjoy the large south-facing backyard designed for functionality and relaxation, with both a courtyard area and garden space. A detached double garage and an extended driveway providing ample parking and the ability to accommodate an RV.

Located in a highly sought-after inner-city neighborhood, you'll appreciate quick access to schools, parks, shopping, transit, and downtown Calgary.

Don't miss this fantastic opportunity to own a versatile property with plenty of room to grow!



Built in 1984

## Essential Information

MLS® #	A2250914
Price	\$769,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,800
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, Driveway, Heated Garage, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Natural Woodwork, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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