

# \$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 | 32                |
| Zoning         | R-CG              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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