

\$3,000,000 - 227 26 Avenue Ne, Calgary

MLS® #A2240465

\$3,000,000

0 Bedroom, 0.00 Bathroom, 4,976 sqft
Multi-Family on 0.14 Acres

Tuxedo Park, Calgary, Alberta

Exceptional Investment Opportunity in Tuxedo Park – Brand-New, High-Yield 4-Plex An extraordinary opportunity to elevate your real estate portfolio with this architecturally stunning 4-plex, perfectly situated in the heart of Tuxedo Park – one of Calgary’s most sought-after inner-city communities. Renowned for its central location, strong rental demand, and vibrant urban character, Tuxedo Park is the ideal setting for this purpose-built, income-generating asset. This newly constructed property features four meticulously designed townhomes, each offering 3 spacious bedrooms. Complementing each unit are fully legal 2-bedroom basement suites – bringing the total to eight separate rental units, each with its own private entrance. This rare configuration offers exceptional income potential and operational flexibility. From the moment you arrive, the curb appeal is undeniable. The exterior showcases timeless architecture with a modern edge – clean lines, premium materials, and an elegant, cohesive colour palette create a boutique aesthetic rarely found in multi-family developments. Professional landscaping, contemporary lighting, and a unified facade further elevate the property's distinguished presence. Inside, each suite is thoughtfully finished with high-end, low-maintenance materials selected for both style and durability. Quartz countertops, stainless steel appliances, luxury vinyl plank flooring, and oversized energy-efficient windows ensure lasting appeal



to quality tenants while keeping operating costs low. Strategically located just minutes from downtown Calgary, with quick access to major roadways, public transit, parks, schools, and amenities, this property offers convenience for tenants and exceptional returns for investors. Eligible for CMHC Select Financing, this is a rare chance to secure a turnkey, high-performance asset in a high-demand rental market. Don't miss your opportunity to own one of Calgary's most visually striking and intelligently designed multi-family investments. Contact us today for full details or to arrange a private tour.

Built in 2025

Essential Information

MLS® #	A2240465
Price	\$3,000,000
Bathrooms	0.00
Square Footage	4,976
Acres	0.14
Year Built	2025
Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey, Townhouse
Status	Active

Community Information

Address	227 26 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1Z1

Amenities

Parking Spaces	4
Parking	Quad or More Detached

of Garages 4

Interior

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None

Exterior

Exterior Features Courtyard, Other

Roof Asphalt Shingle

Construction Composite Siding, Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 26th, 2025

Days on Market 7

Zoning R-CG

Listing Details

Listing Office Royal LePage METRO

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.