

# \$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

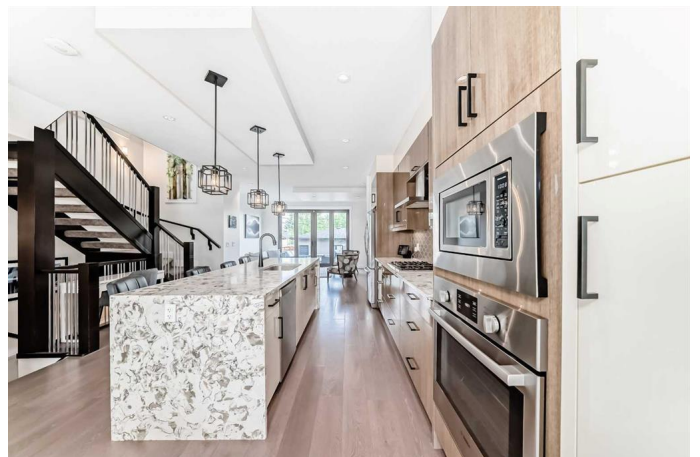
Contemporary 4-Bedroom Home in the Heart of Tuxedo

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 | 15              |
| Zoning         | R-CG            |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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