

\$668,000 - 130 27 Avenue Nw, Calgary

MLS® #A2271591

\$668,000

6 Bedroom, 3.00 Bathroom, 1,165 sqft
Residential on 0.09 Acres

Tuxedo Park, Calgary, Alberta

Rare find solid house built in 1977 in Tuxedo Park! Bi-level up and down duplex with a three bedroom main floor unit and a newly renovated legal three bedroom basement suite (registered legal suite Number - 202406868). Common entranceway with independent entrances to each level. Laminate flooring throughout the whole house. Main floor unit currently has Tenant that is leaving December 1st and needs 48 hour notice to view due to little baby. Large living room and dining room with views of the yard with mature trees along the wide boulevard. New washer, dryer and dishwasher. Upper balcony overlooks yard with access from dining area. Kitchen with entertainment/eating island and stainless appliances overlooks dining area. Laundry is off of kitchen with an independent storage room /pantry. Three good sized bedrooms including master with two piece ensuite. Legal basement unit has been renovated with new kitchen, new bathroom, new floor, new paint and new appliances. It is vacant and easy to view. Some furniture and household supplies can be included if buyer desires. Lots of room in the back yard for future garage. New downspouts. A block from Centre Street with major transit routes to downtown, airport, University of Calgary and SAIT. Shopping, schools, play ground and restaurants close by. Live up and rent the lower level or buy it as investment and enjoy positive cash flow. List of updates: Two sets of New LG Washer and Dryer (2025); Two new Dishwasher (2025) One



new LG Stove (2025)One new Range Hood (2025)New Kitchen Cabinets (2025)New Vinyl floor in basement (2025)New Vanity, Toilet in the basement New painting in the basement, new downspouts. Two furnaces for each unit.

Built in 1977

Essential Information

MLS® #	A2271591
Price	\$668,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,165
Acres	0.09
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	130 27 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M2H2

Amenities

Parking Spaces	3
Parking	Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer,

	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	November 19th, 2025
Days on Market	1
Zoning	M-C1

Listing Details

Listing Office	Grand Realty
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