

**140 27 Avenue NE
Calgary, Alberta**

MLS # A2230686



\$884,900

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,945 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV Mount		

*** Open House July 19th CANCELLED*** 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.