

# \$910,000 - 140 27 Avenue Ne, Calgary

MLS® #A2230686

**\$910,000**

4 Bedroom, 4.00 Bathroom, 1,945 sqft

Residential on 0.07 Acres

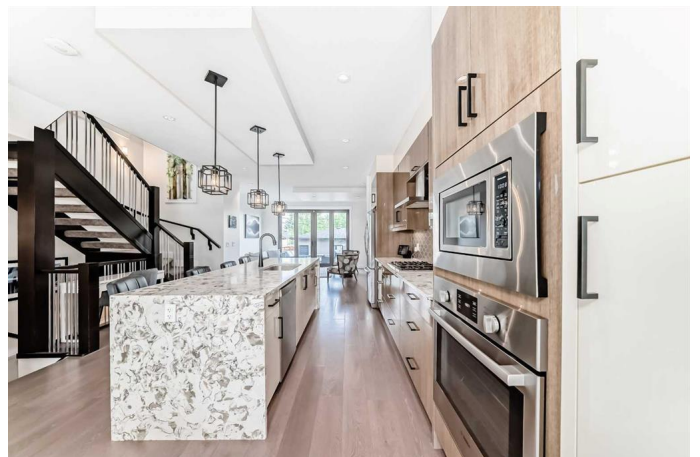
Tuxedo Park, Calgary, Alberta

**\*\*Welcome to Your Modern Oasis: A Stunning 4-Bedroom Family Home\*\***

Step into a world of contemporary elegance with this beautifully developed home, offering over 2,500 square feet of sophisticated living space. Nestled in the vibrant community of Tuxedo, this residence is the perfect blend of style and comfort, designed for both relaxation and entertaining.

As you enter, youâ€™ll be greeted by an inviting open-concept layout that seamlessly connects the spacious indoor living areas with the picturesque outdoor backyard. The heart of the home features a gourmet kitchen equipped with NEW BOSCH appliances, including a state-of-the-art wall oven and silent dishwasher (both upgraded in 2021). The kitchen is not only functional but also aesthetically pleasing, enhanced by beautiful light fixtures and a sleek touch control faucet installed in 2024. Whether you're hosting family gatherings or enjoying quiet dinners, this kitchen will inspire your culinary creativity.

The dining area flows effortlessly through the kitchen into the cozy living room, where large windows bathe the space in natural light. Experience year-round comfort with the beautiful gas fireplace and the IN-FLOOR HEATING in both the master ensuite and basementâ€”perfect for those chilly evenings.



Retreat to your luxurious master suite complete with HUNTER DOUGLAS Power-automate blinds for privacy at your fingertips or on your programmed schedule. The ensuite bathroom offers an oasis-like experience where you can unwind after a long day. Three additional well-appointed bedrooms provide ample space for family or guests.

Outside, discover your private backyard sanctuary—a serene escape ideal for summer barbecues or peaceful mornings with coffee in hand. Families will appreciate the nearby (NEW) playground and beach volleyball courts that promise endless fun just steps from your door, as well as being walking distance to Rosso Coffee, Lina's Italian Market and Trattoria, Citizen Brewery and 4th Spot Kitchen & Bar.Â

ADDITIONAL HIGHLIGHTS include:

- A double detached garage providing convenience and extra storage.
- A new washer/dryer set (2024) ensuring laundry days are hassle-free.
- Freshly painted interiors (2024) reflecting modern aesthetics throughout.
- A new hot water tank (2024) guaranteeing efficiency and peace of mind.
- Smart features added including blink cameras, ring doorbell, nest thermostat and Google protect smoke and CO2 alarms.

This home is not just about living; itâ€™s about creating memories in a stylish environment tailored to todayâ€™s lifestyle. Donâ€™t miss out on this wonderful opportunity!

Built in 2014

## Essential Information

MLS® #	A2230686
Price	\$910,000
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, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Bar, Skylight(s)
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	Playground, Private Yard
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	1
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.