

# \$579,900 - 111 27 Avenue Ne, Calgary

MLS® #A2271771

**\$579,900**

6 Bedroom, 2.00 Bathroom, 1,197 sqft

Residential on 0.10 Acres

Tuxedo Park, Calgary, Alberta

Welcome to 111 27 AVE NE â€” Legal UP & DOWN duplex in the heart of sought-after Tuxedo Park. This original owner bungalow offers 2 separate 3-bedroom suites with their own living rooms, kitchens and full bathrooms. Fully finished with original oak hardwood floors, 2 separate entrances to the basement (front and back), huge basement windows, common laundry room in the mechanical room with 2 furnaces (one for each suite) 2 gas and 2 electric meters. Built in Mid 1960s â€” this house preserved a lot original charm with great condition kitchens, layout design and original large windows. Recent upgrades include High Efficiency furnace for the lower suite in 2011, new asphalt shingle roof in 2023, newer hot water tank. This amazing INNER CITY LOCATION, CLOSE TO PARKS and with SOUTH BACKYARD is only steps away from both Confederation Park, Schools, all local amenities/restaurants/coffee shops and future LRT GREEN LINE on Centre Street. There is plenty of parking space and room to build a large double garage. This home offers all types of living scenarios, whether you are a SAVVY INVESTOR, or want to live up and rent down for a better lifestyle.

Built in 1964

## Essential Information

MLS® # A2271771

Price \$579,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 6                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,197             |
| Acres          | 0.10              |
| Year Built     | 1964              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Bungalow, Up/Down |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 111 27 Avenue Ne |
| Subdivision | Tuxedo Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 1Z8          |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, Pantry, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                        |
| Heating           | High Efficiency, Forced Air, Natural Gas, Mid Efficiency                                                                        |
| Cooling           | None                                                                                                                            |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full                                                                                                                            |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Private Yard                                                                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                      |
| Construction      | Stucco, Wood Frame                                                                                                   |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      November 20th, 2025

Zoning                              R-CG

**Listing Details**

Listing Office                      IQ Real Estate Inc.

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