254 23 Avenue NE

Calgary | Active | MLS® A2332077

$999,000









Bedrooms	Bathrooms	Year Built	Living area
10	**2**	**1970**	**1,369 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Fantastic Investment opportunity. Fully rented 10 Bedroom duplex, Prime Inner-City location ! Tuxedo Full Duplex, just off Edmonton Trail next to Commercial property. Very strong cash flow with High demand rental units. Consistently 100% occupied with quality tenants. In addition to 10 bedrooms there 2 Full baths, 2 Half baths, 2 Kitchens on the main (1 each side)Each room has a refrigerator, 2 dining areas. Each side has a laundry room. There is an oversized single garage (not rented) and off street parking. Property is made up of 2 lots on one title, zoned R-CG offering good long term investment potential. Easy access to transit.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2332077
Bedrooms	10
Bathrooms	2
Year Built	1970
Property Type:	Residential
Property Sub Type:	Full Duplex
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,369 sq. ft.
Main Level Finished Area:	1,369 sq. ft.
Below Grade Finished Area:	1,319 sq. ft.
Lot Area:	4,445 sq. ft.
Lot Frontage:	37'6"

Front Exposure:	South
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	1970 (Age: 56)
Bedrooms:	10 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	4
Bedrooms Below Grade:	6
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	1367O
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1

Parking:	Parking Pad, Single Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Lower Level
City Quadrant:	Northeast
Community:	Tuxedo Park
Appliances:	See Remarks
Inclusions:	2 Electric Stoves, 10- Refrigerators. 2 Microwave ovens, 2 washers, 2 Dryers, window coverings.
Restrictions:	None Known
Main Floor	Kitchen · 14'10" × 11'4" ·
Main Floor	Dining Room · 8'5" × 4'11" ·
Main Floor	Bedroom · 14'10" × 9'11" ·
Main Floor	Bedroom · 11'6" × 9'3" ·
Main Floor	Kitchen · 14'9" × 11'4" ·
Main Floor	Dining Room · 5'7" × 4'10" ·
Main Floor	Bedroom · 14'11" × 10'1" ·
Main Floor	Bedroom · 11'4" × 9'1" ·
Lower Level	Bedroom · 14'4" × 12'10" ·
Lower Level	Bedroom · 10'9" × 9'1" ·
Lower Level	Bedroom · 14'2" × 8' ·
Lower Level	Bedroom · 10'8" × 9' ·
Lower Level	Bedroom · 14'1" × 12'11" ·
Lower Level	Bedroom · 14'3" × 8' ·
Lower Level	Laundry · 10'11" × 8' ·
Lower Level	Laundry · 10'11" × 8' ·

Lower Level	Storage · 10' × 6'6" ·
Lower Level	Storage · 9'10" × 6'5" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Playground
Patio And Porch Features:	Deck, See Remarks
Lot Features:	Back Lane, Back Yard, Front Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jul 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/254-23-avenue-ne-calgary-a2332077/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.