



MARKET RENT REPORT TUXEDO



ABOVE CLIENT EXPECTATION

TUXEDO PARK APARTMENT RENTAL STATS

OCTOBER 2021

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVE PRICE
Apartments	10	\$850	\$2000	\$1222
Basements	2	\$1100	\$1200	\$1150
Houses	2	\$1700	\$2300	\$2000
Lofts	2	\$2200	\$2200	\$2200
Main Floors	2	\$1200	\$1650	\$1425
Shared	1	\$2800	\$2800	\$2800
Storages	1	\$150	\$150	\$150
Townhouses	3	\$1000	\$2500	\$2000
Total Rentals	23	\$150	\$2800	\$1509

NEIGHBORING COMMUNITIES

- Balmoral
- Crescent Heights
- Greenview
- Highland Park
- Mount Pleasant
- Mountview Parc
- Regal Terrace
- Renfrew
- Rosedale
- Rosemont
- Sunnyside
- Winston Heights



232 20 Avenue Northeast

Tuxedo Park | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID: 468111
 PETS: No cats | Dogs negotiable | Fee: Neotiable
 SMOKING: Non-smoking
 YEAR BUILT: 2021
 TENANT PARKING: Street | Fee: None
 LANDLORD ON RENTFASTER SINCE 2015



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY	PHOTOS
Loft	RENTED	1 month	1 bd	1.5 ba	1400 ft ²	Unfurnished	Long Term	No Vacancy	
<i>Unit Number: 3 Unit Description: A must see! This huge 1,400 sq ft, super unique vintage industrial styled loft features top quality finishes and one of a kind design. Utilities Included: Cable Internet</i>									
Loft	\$2200	\$2200	1 bd	1.5 ba	1400 ft ²	Unfurnished	Long Term	Call for Availability	
<i>Unit Number: 1 Unit Description: A must see! This huge 1,400 sq ft, super unique vintage industrial styled loft features top quality finishes and one of a kind design. Utilities Included: Cable Internet</i>									
Townhouse	\$2500	\$2500	4 bd	2 ba	2000 ft ²	Unfurnished	Long Term	Call for Availability	
<i>Unit Number: 2 Unit Description: A one of a kind townhome with beautiful vintage inspired finishes, huge square footage (2,000 sq ft), and unmatched rooftop patio with stunning views! Utilities Included: Cable Internet</i>									
Townhouse	\$2500	\$2500	4 bd	2 ba	2000 ft ²	Unfurnished	Long Term	Call for Availability	
<i>Unit Number: 4 Unit Description: A one of a kind townhome with beautiful vintage inspired finishes, huge square footage (2,000 sq ft), and unmatched rooftop patio with stunning views! Utilities Included: Cable Internet</i>									



REAL PROPERTY MANAGEMENT ACE
 403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB



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232 20 Avenue Northeast

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TUXEDO STACKS- NOT YOUR POPPA'S BUILDING.

Incentives: None

Standing outside you get the sense there is certainly something unique going on inside, the entire building is a marriage of timeless construction and design. From the one of a kind brick facade, to the engaging patio space, stoop like front steps, and gas lanterns- no detail has been overlooked. Inside the building provides a tasteful and inviting finish that is begging for a would-be designer's finishing touch.

LOCATION:

- exceptional location with all primary services within a 2 minute walk (coffee, grocery, convenience, beer/ wine)
- additional services and public transportation available on 16th Ave, Edmonton Trail, or Centre Street
- within 600m of a future Green Line light rail station (16th Ave and Centre Street); within biking distance of downtown



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MARKET RENT REPORT TUXEDO



ABOVE CLIENT EXPECTATION



133 26 Avenue Northwest

Tuxedo Park | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID
466035

SMOKING
Non-smoking

TENANT PARKING
Outdoor

PETS
No pets

YEAR BUILT
1947 - Renovated 2021

LANDLORD ON RENTFASTER SINCE
2014



HIDE



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	\$1700	\$1500	2 bd	1 ba	680 ft ²	Unfurnished	Long Term	Immediate
<i>Utilities not included</i>								

COMPLETELY RENOVATED INNER CITY HOME

Striking, completely renovated home close to incredible amenities. You get to enjoy your own private home and space with a huge backyard. This home boasts 2 bedrooms (or 1 bedroom and 1 office/dining room), a very bright living room, all with gorgeous luxury hardwood plank floors.

The kitchen has all brand new stainless steel appliances, brand new cabinetry and luxury hardwood plank flooring. Bathroom has also been completely redone with new vanity, tub/shower, toilet, tiles and flooring. Home is complete with new windows, doors, and 2 inch faux wood blinds window coverings.

Brand new washer and dryer are downstairs with incredible storage space. There is a large renovated space downstairs that is excellent as a potential office, workout area, hobby or Media room. This area adds an additional approx. 350 square feet.

The backyard is large and south facing and includes a detached large storage with new doors. The Huge backyard is perfect for personal enjoyment and afternoon sun.



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MARKET RENT REPORT TUXEDO



Tuxedo Park

Tuxedo Park | Calgary, AB

LISTING ID
465032

SMOKING
Non-smoking

TENANT PARKING
Outdoor

PETS
Cats & dogs negotiable

YEAR BUILT
1946



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	\$2300	\$1150	3 bd	1 ba	1200 ft ²	Unfurnished	Long Term	Nov 01, 2021
<i>Utilities not included - see description</i>								

ADORABLE RENOVATED CHARACTER HOME

3 Bedroom, 1 Bath 1200sqft 1946-Character home in Tuxedo Park.

Great open concept layout updated white kitchen, new appliances, laminate, and hardwood floor throughout. Newly renovated bathroom, freshly painted, new lighting, Nest thermostat.



133 26 Avenue Northwest

Tuxedo Park | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID
466035

SMOKING
Non-smoking

TENANT PARKING
Outdoor

PETS
No pets

YEAR BUILT
1947 - Renovated 2021

LANDLORD ON RENTRATER SINCE
2014



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
House	\$1700	\$1500	2 bd	1 ba	680 ft ²	Unfurnished	Long Term	Immediate
<i>Utilities not included</i>								

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MARKET RENT REPORT TUXEDO



ABOVE CLIENT EXPECTATION



411 34 Avenue Northeast

Tuxedo Park | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID
432134

PETS
Cats & dogs negotiable | Fee: no charges

SMOKING
Smoking negotiable

YEAR BUILT
FULLY RENOVATED

TENANT PARKING
Single garage | Fee: No Charge

LANDLORD ON RENT FASTER SINCE
2015



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Main Floor	\$1650	\$800	3 bd	2 ba	1250 ft ²	Unfurnished	Negotiable	Immediate
<i>Utilities Included: Internet</i>								

TUXEDO PARK--FULLY RENOVATED 3 BEDROOMS , STUNNING KITCHEN AND NICE BATHROOMS

Incentives: Low Damage security deposit.

Tuxedo Very nice and Great central location on a quite cul-de-sac. Excellent access to downtown via Centre St. or Edmonton Tr. by car, bus or bike, Quick access to McKnight, 32nd Ave NE and Deerfoot Tr., Stunning Granite Bright kitchen with pantry, with huge island in a fully renovated Three 3 new Bedrooms 2 full bathrooms, fireplace, in suite laundry, underground parking fenced back yard with large deck balcony nice view and perfect for bbq Oversized single garage plus 2 exterior parking for a small car Recently updated, new flooring and new paint and fixture upgrades, Schools, playground.. call Today and Grab the key ..This unit Has 2 entrances no sharing spaces..



114 19 Avenue Southeast

Tuxedo Park | Calgary, AB
[Directions](#) | [Street View](#)

LISTING ID
467185

PETS
No pets

SMOKING
Non-smoking

TENANT PARKING
Street

LANDLORD ON RENT FASTER SINCE
2007



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Main Floor	\$1200	\$1200	1 bd	1 ba	730 ft ²	Unfurnished	Long Term	Immediate
<i>Utilities included: Heat Electricity Water</i>								

BEAUTIFUL LOFT STYLE SUITE ON THE SECOND FLOOR OF A HOUSE

Beautiful loft style suite with a full size kitchen located on the quiet street in Tuxedo, steps from transit and shopping, a short walk to downtown Calgary. it has a spacious living room, a full kitchen with a dining area, large rooftop patio adjacent to the kitchen, a loft with a walk-in closet on the upper floor. a private parking stall and utilities are included. A single detached garage is available for rent for \$200.00



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MARKET RENT REPORT TUXEDO



Living Area Kitchen

227 - 24 Avenue NE

Tuxedo Park | Calgary, AB
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LISTING ID: 411419
SMOKING: Non-smoking
TENANT PARKING: Street
PETS: Cats & dogs negotiable
YEAR BUILT: 2012
LANDLORD ON RENTFASTER SINCE: 2020



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Basement	\$1100	\$1100	1 bd	1 ba	580 ft ²	Unfurnished	Negotiable	Nov 01, 2021

Utilities Included: Heat | Electricity | Water

BEAUTIFUL MODERN LEGAL WALK-OUT BASEMENT SUITE FOR RENT (CENTRALLY LOCATED)

- Looking for mature, quiet responsible tenant (reasonable pets allowed, pet damage deposit required)
- Located in Tuxedo, a quiet central inner-city neighborhood with plentiful street parking.
- Very close to downtown, 16th Avenue, Edmonton Trail and Centre Street. Easy access to public transportation and all amenities.
- 1 bedroom. Separate entrance.
- Fridge/Stove, microwave, dishwasher, in-suite laundry with separate hot water tank.
- \$1100/mth with one month paid damage deposit. Negotiable on term but prefer 1-year or longer.
- Utilities are included.
- Strong high-speed wireless internet available for extra \$30/mth



156 23 Avenue Northwest

Tuxedo Park | Calgary, AB
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LISTING ID: 416364
SMOKING: Non-smoking
TENANT PARKING: Single garage | Fee: 50
PETS: No pets
YEAR BUILT: 2013
LANDLORD ON RENTFASTER SINCE: 2020



TYPE	RENT	DEPOSIT	BEDS	BATHS	SQ. FEET	FURNISHING	LEASE TERM	AVAILABILITY
Townhouse	\$1000	\$1000	1 bd	1 ba	1574 ft ²	Unfurnished	Negotiable	Nov 01, 2021

Utilities included: Heat | Electricity | Internet | Water

SHARED TOWNHOUSE \$1000 INCLUDING UTILITIES

Incentives: Rooftop patio, shared laundry

Looking for a roommate to move into my basement suite for November 1, 2021. This is an inner city (Tuxedo park) townhome less than 5 minutes from downtown and VERY centrally located!

Rent included:

- ALL utilities (internet/water/ext)
- private basement with your own bathroom/living room/storage space
- private rooftop patio access
- Free parking spot on the driveway. Garage parking additional \$50/month

TYPE

Basement

Utilities not in

SPACIOUS



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TUXEDO-PARK CLOSEST BUS ROUTES

ROUTE #	NAME
2	Mount Pleasant/Killarney/17 Av SW
3	Sandstone/Elbow Dr SW
4	Huntington
5	North Haven
19	16 Ave N
64	MacEwan Express
69	Deerfoot Centre
301	BRT North/City Centre

TUXEDO PARK CLOSEST LRTS

STATION	DISTANCE
SAIT / AUArts / Jubilee CTrain Stn	1.45 km
Sunnyside CTrain Station	1.53 km
Lions Park CTrain Station	1.87 km
1 Street SW CTrain Station	1.89 km
Centre Street CTrain Station	1.9 km
3 Street SW CTrain Station	1.91 km
4 Street SW CTrain Station	1.92 km

TUXEDO PARK MAP VIEW



Community data is not guaranteed by RentFaster.ca

- Malls
- Libraries
- Hospitals
- Train Stations
- Colleges
- Airport
- Bus stops
- Schools

BUS ROUTES

- 2 - Mount Pleasant/Killarney/17 Av SW
- 19 - 16 Ave N
- 303 - MAX Orange Brentwood/Saddletowne
- 3 - Sandstone/Elbow Dr SW
- 64 - MacEwan Express
- 404 - North Hill
- 4 - Huntington
- 69 - Deerfoot Centre
- 5 - North Haven
- 301 - BRT North/City Centre



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TUXEDO PARK DISTANCE TO LOCAL LANDMARKS

LANDMARK	DISTANCE
Alberta Children's Hospital	6.02 km
Alberta College of Arts and Design (ACAD)	2.52 km
Ambrose University College	9.35 km
Bow Valley College	3.01 km
Calgary Airport	7.38 km
Calgary Zoo	3.99 km
Chinook Centre Mall	8.53 km
City Hall	3.20 km
Cross Iron Mills	23.91 km
Deerfoot Mall	4.14 km
Devry Institute of Tech	5.46 km
Downtown Calgary	2.70 km

LANDMARK	DISTANCE
Foothills Hospital	4.93 km
Market Mall	6.60 km
Mount Royal University	8.38 km
Peter Lougheed Hospital	5.54 km
Rocky Mountain College	5.23 km
Rockyview Hospital	9.55 km
SAIT	2.04 km
South Health Campus	22.76 km
Southcentre Mall	13.56 km
Sunridge Mall	5.37 km
University of Calgary	4.78 km

TUXEDO PARK CLOSEST SCHOOLS

NAME/ADDRESS	DISTANCE
École de la Rose sauvage 2512 4 Street Northwest, Calgary	0.60 km
montessori children's house academy Campus I 2411 4 Street Northwest #108, Calgary	0.70 km
Dancing Til Dawn 121 17 Avenue Northeast, Calgary	0.71 km
First Nations Adult & Higher Education Consortium (FNAHEC) 132 16 Ave NE, Calgary	0.78 km
Calgary Iyengar Yoga 200-222 16 Avenue Northeast, Calgary	0.79 km
Mount View School Calgary Board of Education 2004 4 Street Northeast, Calgary	0.87 km
Temple Therapeutics 1511 Edmonton Trail, Calgary	1.02 km
Alberta Chung Wah School 509 32 Avenue Northeast, Calgary	1.05 km
Georges P. Vanier School Calgary Board of Education 509 32 Avenue Northeast, Calgary	1.07 km

TUXEDO PARK CLOSEST LIBRARIES

NAME/ADDRESS	DISTANCE
Afhs Library 712 16 Avenue Northwest, Calgary	1.26 km
Colonel Macleod School Calgary Board of Education 1610 6 Street Northeast, Calgary	1.38 km
Crescent Heights High School Calgary Board of Education 1019 1 Street Northwest, Calgary	1.39 km
Kelly & Creaghan Ca's 1000 Centre Street North, Calgary	1.44 km
James Fowler High School Calgary Board of Education 4004 4 Street Northwest, Calgary	1.51 km
King George School Calgary Board of Education 2108 10 Street Northwest, Calgary	1.52 km
Stew Hendry / Henry Viney Arena 814 13 Avenue Northeast, Calgary	1.61 km
E.H Crandell Building 151 Doctor Carpenter Circle Northwest, Calgary	1.86 km
Fox Hollow Golf Course 999 32 Avenue Northeast, Calgary	1.86 km
BrightPath Highland Park 4311 1A Street Northwest, Calgary	1.93 km



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