

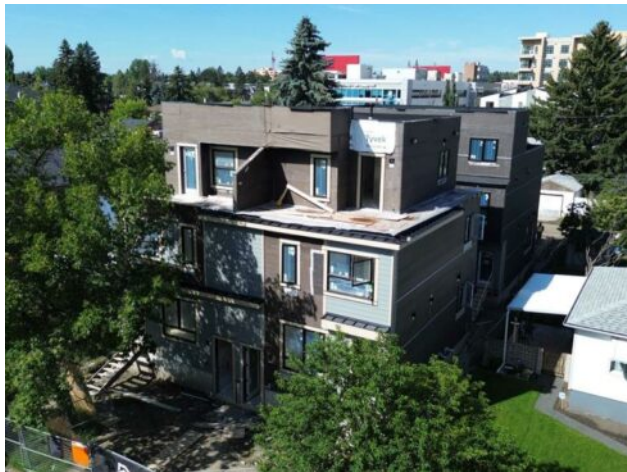


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

101, 1729 31 Street SW
Calgary, Alberta

MLS # A2244105



\$649,800

Division:	Shaganappi		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,621 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Assigned, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 223
Basement:	See Remarks	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Experience modern urban living in this brand-new townhouse in the highly desirable community of Shaganappi! Situated in a prime location, you're just a 7-minute walk to EB Westbrook CTrain Station, providing quick access to downtown and beyond. Nearby, enjoy the Shaganappi Point Golf Course, as well as shopping and dining options including Walmart, Shoppers Drug Mart, McDonald's, and more. Offering 1,621.3 sq.ft. of thoughtfully designed living space, this 4-bedroom, 3.5-bathroom home is currently under construction, with an estimated possession in October 2025 (negotiable). This is a rare opportunity to own a never-lived-in property in one of Calgary's most convenient inner-city locations. The main floor features a bright, open-concept layout where the kitchen, dining, and living areas flow seamlessly together — perfect for both relaxed everyday living and entertaining guests. On the second floor, you'll find three well-sized bedrooms and two full bathrooms, ideal for family members, guests, or a dedicated home office. The third floor is dedicated to the primary suite and bonus room, offering a private retreat complete with a walk-in closet and a spacious ensuite. This top-floor layout ensures maximum privacy and an elevated sense of space. Enjoy outdoor living on the impressive 10'x20' patio, perfect for summer gatherings and BBQs. The exterior showcases a sleek combination of woodboard and stucco, creating a modern and attractive curb appeal. Low condo fees make ownership even more appealing. Don't miss your chance to own a brand-new home in an established, amenity-rich neighborhood. Contact your Realtor today to learn more about this exciting opportunity and secure your new address in Shaganappi! Don't forget to talk to your accountant

about the GST new housing rebate.