



GRASSROOTS
REALTY GROUP

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101B, 1729 31 Street SW
Calgary, Alberta

MLS # A2247323



\$249,998

Division:	Shaganappi		
Type:	Residential/Four Plex		
Style:	Attached-Side by Side, Townhouse-Stacked		
Size:	638 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 78
Basement:	See Remarks	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Sump Pump(s)		

Inclusions:	N/A
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Brand-new legal basement suite with separate title in the highly desirable inner-city community of Shaganappi! This thoughtfully designed 637.7 sq. ft. unit features impressive 9' ceilings, creating an open and airy atmosphere, and a modern open-concept kitchen ideal for everyday living. In-floor heating ensures year-round comfort, while the in-suite washer and dryer add convenience. Built with quality and durability in mind, the exterior is finished with a combination of stucco and Hardie board. Enjoy a private entrance and an unbeatable location — just a 7-minute walk to Westbrook CTrain Station and minutes to Shaganappi Point Golf Course, Walmart, Shoppers, and local dining. With its separate title and independent utilities, this property offers flexibility for a variety of living arrangements, including potential multi-generational use or as a comfortable, private space for guests. Currently under construction with anticipated possession in October — a rare opportunity in a vibrant, well-connected neighbourhood! The RMS measurement is below the grade.