



GRASSROOTS
REALTY GROUP

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1710 29 Street SW
Calgary, Alberta

MLS # A2255636



\$1,175,000

Division:	Shaganappi		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,172 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar

Inclusions: Garage Door Remote (2)

This ultra-luxurious detached home in SHAGANAPPI is stunning, functional, and one you need to walk through to truly experience! In a prime inner-city location, you will enjoy quick access to 17th Ave, downtown, golf, CTrain, Edworthy Park, the Douglas Fir Trail, respected schools, and countless dining options, all while living in a peaceful setting. Heading inside, a wood slat feature wall makes the entry both functional and stylish, paired with a built-in bench and storage that keeps the space tidy. Just off the foyer is a dedicated office with a custom feature wall and a glass door with artistic wood detailing. It is a beautiful workspace that also feels flexible enough to use as a study or creative retreat. The heart of the home is the kitchen, designed to be both stylish and practical. A GAS RANGE anchors the cooking area with a sleek quartz backsplash, while the opposite wall doubles as a beverage and coffee bar, finished with a built-in wine rack, floating shelves, and a hex-tile backsplash that adds texture and contrast. The large island provides plenty of prep space and casual seating, ideal for quick breakfasts or entertaining friends. The dining area sits just in front, defined by designer lighting, creating a natural gathering spot for family meals and dinner parties alike. From here, the layout flows into the living room, where a striking fireplace surround is tied directly into the design of the rear mudroom. It's a unique architectural detail that makes the main floor feel cohesive while still highly functional. The mudroom itself offers a bench, closed storage, and a built-in coat closet that keeps the area open and clutter-free. Upstairs, the bonus room is filled with natural light from a skylight and comes complete with a custom media centre and built-in storage, perfect for movie nights, kids's play, or a quiet retreat. The primary suite is a true getaway, featuring elegant

moulding on the feature wall, chandelier lighting, and modern wall sconces for added ambiance. The ensuite is equally impressive with a deep soaker tub, a glass-enclosed shower with a RAIN SHOWER HEAD, dual sinks, and sleek finishes that feel spa-like. Two additional bedrooms showcase tray ceilings with inset LED lighting, adding character and warmth, while the laundry room makes chores easy with a full sink. The lower level extends the home's living and entertaining potential. A full wet bar makes hosting effortless, equipped with a full-size fridge, dishwasher, sink, and stylish backsplash. There's plenty of room for a games area, home gym, or media space, along with an additional bedroom and bathroom, ideal for guests, teens, or extended family. Shaganappi offers the best of inner-city living with quick access to downtown, 17th Ave, and the CTrain. Outdoor enthusiasts will love Shaganappi Point Golf Course, Edworthy Park, and the Douglas Fir Trail. Families enjoy nearby schools and playgrounds, while restaurants and cafés add everyday convenience just steps from home.