



GRASSROOTS
REALTY GROUP

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1402 29 Street SW
Calgary, Alberta

MLS # A2260473



\$679,900

Division:	Shaganappi		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,948 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Garage Door Opener, Insulated, Oversized, See Remarks, Single Garage Det		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Steam Room, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this exceptional 3 bedroom, 4.5 bath residence, offering nearly 2,600 sq. ft. of beautifully developed living space in the sought-after community of Shaganappi. Designed with both elegance and function in mind, this home showcases timeless finishes, a thoughtful floor plan, and an enviable location that perfectly balances comfort and convenience. Step inside to an inviting main floor where natural light dances across hardwood floors. At the front, the stylish living room offers a warm welcome with its brick feature wall and cozy fireplace. A spacious dining area flows seamlessly into the show stopping kitchen, complete with sleek quartz countertops, high-end stainless steel appliances, a walk-in pantry, and abundant cabinetry for both style and storage. A well placed half bath adds convenience and completes this level. Upstairs, you'll find 2 generous bedrooms, each with its own private ensuite, ensuring comfort and privacy for family or guests. The well-appointed laundry room on this floor combines practicality with style, featuring custom cabinetry, sink, and sunlight window that enhances the space. The entire top floor is dedicated to the luxurious primary suite, boasting vaulted ceilings, a private balcony with views of the city and Shaganappi Point Golf Course, and a flexible sitting area or office nook. The spa-inspired ensuite features dual sinks, a fully tiled steam shower with a rain shower head and bench, plus a dream walk-in closet with custom built-ins. The finished basement beautifully completes the home's living space, thoughtfully crafted with a versatile den, a spacious recreation area ideal for memorable family movie nights, and a full bathroom for ultimate convenience. Additional features include air conditioning, a single detached garage, and custom built-ins throughout. All of this is just steps from Shaganappi Point Golf

Course, Crown Park, playgrounds, and walking trails — with the LRT station and downtown minutes away. In an amenity-rich, highly connected neighbourhood, this home is ideal for professionals, young families, and down-sizers seeking the perfect balance of vibrant city living and quiet community charm.