



GRASSROOTS
REALTY GROUP

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719 29 Avenue SW
Calgary, Alberta

MLS # A2268377



\$998,600

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,822 sq.ft.	Age:	1912 (113 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Treed		

Heating:	Boiler	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Skylight(s)		

Inclusions: None

OPEN HOUSE SATURDAY NOV 22nd 1-3pm. Discover this charming urban farmhouse in sought-after Elbow Park. Loved by the same family for more than seven years, this property is ready for its next chapter—whether you choose to move in and ENJOY, thoughtfully UPGRADE, or completely REDEVELOP. Ideally positioned across from the Glencoe Club and the Mount Royal escarpment with its scenic walking path, the home offers unmatched access to schools, parks, bike paths, and the community centre. A short stroll brings you to the vibrant 4th Street Village, home to acclaimed restaurants, cafés, fitness studios, markets, and everyday conveniences. Set on a 42' x 109' lot with a sunny south-facing backyard and open west side yard. Over 2500 ft² of developed living space with 4 bedrooms and 3 full bathrooms. Filled with warmth and character, the interior showcases original maple hardwood, beamed ceilings, craftsman fireplace mantle and classic wainscoting. The main floor includes a spacious living room with a newer gas fireplace and a large west-facing window. The kitchen offers generous cabinetry, ample prep space and stainless steel appliances including a gas range and new refrigerator (2025). A welcoming dining room is ideal for hosting family and friends. Enclosed front and rear porches enhance both charm and functionality—the rear functions has a handy mud room. Upstairs, you'll find 3 bedrooms and 2 full bathrooms, including a primary bedroom with a 4-piece ensuite. A bright and flexible loft area provides excellent space for family living, guest space, homework or home-office. The developed lower level adds even more versatility with a family room, bedroom, full bathroom, and laundry. Beautiful and sunny low-maintenance rear yard. The single garage can fit a medium SUV.

Opportunities in this prestigious neighbourhood under \$1,000,000 are increasingly rare—only 2 of 43 sales this year traded below that mark. This is a remarkable chance to secure exceptional value in Elbow Park.