



GRASSROOTS
REALTY GROUP

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1406 29 Street SW
Calgary, Alberta

MLS # A2268943



\$799,900

Division:	Shaganappi		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,817 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: -

This bright and inviting home combines thoughtful updates with timeless comfort. Step onto the recently resurfaced front walkway and through the tiled entryway into a welcoming foyer and expansive open layout. A three-sided gas fireplace elegantly separates the living and dining rooms. The large kitchen offers a gas cooktop, wall oven, an island, abundant storage, a newer dishwasher, and a breakfast nook with access to the back deck, yard, and detached double garage. Upstairs, discover three generous bedrooms, including a primary retreat with a huge walk-in closet and a 5-piece ensuite. The fully developed lower level features a fourth bedroom, a full bath, a family room with new flooring, a laundry room with extra storage, and plenty of additional space to stay organized. Central air conditioning ensures year-round comfort. Set within the highly sought-after community of Shaganappi, this home is just steps from schools, shops, the LRT, and offers quick access to 17th Avenue, downtown, golf, parks, trails, and top restaurants. It's the perfect blend of inner-city convenience and neighbourhood charm.