



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1440 29 Street SW**  
**Calgary, Alberta**

**MLS # A2277093**



**\$1,175,000**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,257 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
<b>Inclusions:</b>	Hot Tub and All Furniture and Furnishings Included		

An exceptional opportunity to own a fully finished detached infill offering 3,178 sqft of refined living space, currently operating as a successful Airbnb and offered fully furnished with all decor and contents included—a truly turnkey investment or effortless move-in opportunity. Designed with striking contemporary style and everyday functionality, this home impresses from the moment you arrive. The main level features an open, light-filled layout ideal for entertaining and daily living. A private main-floor office showcases a statement feature wall and elegant dual-sided fireplace, creating an inspiring work-from-home space. The heart of the home is the chef's kitchen, complete with an oversized island and prep sink, premium stainless-steel appliances, gas stove, custom hood fan, and counter-depth refrigerator. Adjacent to the kitchen, the dining area is highlighted by a built-in wine display and offers ample space for hosting memorable gatherings. The inviting living room flows seamlessly to the outdoor retreat. Upstairs, enjoy a versatile bonus lounge, three well-appointed bedrooms, and a dedicated laundry room. The primary suite is a true sanctuary, featuring a generous walk-in closet and a spa-inspired five-piece ensuite with heated tile floors, glass-enclosed shower with body jets and dual shower heads (steam-ready), soaker tub, and a refined barn-door entry. Secondary bedrooms include custom wardrobes and share a beautifully finished four-piece bathroom. The bonus room, complete with a wet bar and beverage fridge, can easily convert into an additional bedroom or flexible living space. The fully developed basement rivals the upper levels with a spacious entertainment area featuring a custom wet bar and built-in media unit, perfect for hosting. A dedicated home gym with mirrored walls and luxury vinyl flooring, a large guest bedroom, and a full

bathroom complete this level. Step outside to a private backyard oasis designed for year-round enjoyment, highlighted by a luxurious hot tub, ideal for both personal use and short-term rental appeal. Built with meticulous attention to detail, this home includes air conditioning, in-floor heating, and a central vacuum system. Located in the desirable inner-city community of Shaganappi, close to parks, schools, amenities, and the Shaganappi Point CTrain, and within the catchment for Western Canada High School, this property offers a rare blend of luxury living, income potential, and turnkey convenience. Book your private showing today.