



GRASSROOTS
REALTY GROUP

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417 29 Avenue NW
Calgary, Alberta

MLS # A2278550



\$1,799,995

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,936 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Other, Oversized, Paved, Workshop		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Shingle Siding, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Additional refrigerator in pantry, green shelving unit in utility room, shed in yard, firewood, raised garden beds, greenhouse, rain barrel(s)

* SEE SUMMER VIDEO * Situated on a FULL 50' x 120' lot in the heart of Mount Pleasant, just 2 blocks away from CONFEDERATION PARK is this exceptional inner-city home that delivers the space, functionality, and a perfect location you rarely find together. This home offers over 2,900 sq. ft. above grade plus a FULLY DEVELOPED basement with over 1,200 sq. ft. of additional living space. The south-facing backyard fills the home with natural light all day and as an added bonus, the rear alley is fully paved which is quite rare for the area. Completing the package is a massive OVERSIZED 26' x 24' garage with 220 power, perfect for vehicles, storage, or a workshop setup. Inside, the home shines with a chef-inspired kitchen featuring high-end finishes and an impressive 9' x 10' WALK-IN pantry. The main floor also includes a flex room with a full bathroom, ideal as a home office, guest room, or potential nanny live in room. With 5 BEDROOMS, 4.5 BATHS and an open functional layout, this home has features that are not available at this price point today. In addition, it is situated a mere 4km away from downtown Calgary. This home is a must see in person, so call for your private viewing!