



1444 29 Street SW
Calgary, Alberta

MLS # A2299236



\$869,900

Division:	Shaganappi		
Type:	Residential/House		
Style:	Bungalow		
Size:	937 sq.ft.	Age:	1951 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Off Street, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Exceptional opportunity in sought-after Shaganappi on a full 50' x 130' (604 sqm) R-CG zoned lot, ideally located just a short walk to the CTrain and minutes to downtown Calgary. This prime inner-city development site with strong potential for multi-unit development (subject to city approval), is perfectly suited for builders and investors looking to capitalize on one of Calgary's most active communities. The existing 1951 bungalow offers 937 SQFT of living space, with two bedrooms and one full bath, and is clean, livable and rentable - providing valuable holding income while you plan your project. Situated on a quiet street with ongoing million dollar redevelopment, this property benefits from excellent access to transit, downtown, schools, parks and amenities. Whether you are looking to build a multi-family project, hold as an investment, or a secure a premium inner city lot for future development, this is a rare opportunity to acquire a property where location, lot size and zoning align. Opportunities like this on full 50' lots in Shaganappi are scarce - don't miss your chance to secure a high-potential development site in a prime location. This property is being sold as-is where-is with no warranties or representations.