



512 29 Avenue NW
Calgary, Alberta

MLS # A2173777



\$839,500

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	890 sq.ft.	Age:	1950 (74 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Many Trees, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge in basement, shed, picnic table

Location, location, location! This amazing 50x120 foot full lot property in exclusive West Mount Pleasant is a wonderful opportunity of immense potential for any Buyer wanting to purchase a place to live in or a Buyer (Investor or Builder) that wants rental income or to obtain a permit approval to infill a brand new development. This property was lived in by an Owner that has been there for many years and it's still a property with an extended effective age; allowing you to continue with the property in its current state with some work prior to pursuing redevelopment later down the road. The previous owner began the journey of upgrading with a brand new furnace (about 2 years ago). The property is situated on a street that's already full of beautifully redeveloped infills. You'll be living next to wonderful neighbours and the reason they love it there is what you'll love too about this street; being surrounded by many beautiful mature trees. It's a charming traditional home on a massive 50x120 foot lot that's a very short walking distance to Confederation park and also the Mount Pleasant Arts Centre and Historical Site. This property is 4 bedrooms (2 upstairs, 2 downstairs), 2 bathrooms (4 piece upstairs and 3 piece downstairs), with a supersized backyard and a rare feature on this street where you can access the garage through the front with a long driveway. For storage, there's a sizeable shed next to the garage. The full size lot is massive and is a must see in real life. The pictures won't do it justice and it's something you have to see for yourself to see the opportunity before you! The back of the house is large enough for you to bring your creativity to the table and do amazing landscaping to enjoy the property for what it offers; whether you're interested in gardening, many trees, enjoying the firepit and having nice conversations with your Friends or if you need space for

your RV on the parking pad. It's minutes walk away from parks, playgrounds, schools, shops, restaurants and public transit. Easy access to Downtown, Deerfoot Trail, 16th Avenue and extensive redevelopment by your neighbours. Don't miss out on this opportunity and call your favourite Realtor to book your own private showing today!