

1404 29 Street SW  
Calgary, Alberta

MLS # A2163621



## \$672,000

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,966 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Composite Siding, Stone	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

OPEN HOUSE! Saturday September 21 from 1 pm to 4 pm! This stunning inner city 3 story townhome features ensuite bathrooms in all four bedroom and a newer air conditioner. Located close to schools, all essential amenities, the LRT station, and a golf course, it offers the perfect blend of convenience and luxury. As you enter, you'll be greeted by a desirable open-concept floor plan with beautiful hardwood floors throughout the main level. The gourmet kitchen is a chef's dream, boasting upgraded stainless steel appliances, a gas cooktop stove, quartz countertops, an oversized breakfast bar, and a walk-in pantry for extra storage. The second floor has two generously sized bedrooms, each with its own ensuite (one 3-piece and one 4-piece), as well as a practical laundry room with ample space for organizing, washing, drying, and storage. The entire top level is dedicated to the private primary suite, featuring a 4-piece ensuite, dual vanities, a walk-in closet, and a cozy sitting area. The fully developed basement includes a versatile multi-purpose room, a gym, and a 4-piece bathroom—perfect for guests or older children. This home is in a fantastic location, close to parks and playgrounds, within walking distance to schools, and less than a 5-minute drive to grocery stores and the LRT station. It also offers quick access to Crowchild Trail, Stoney Trail, and is just 10 minutes from Downtown. Additionally, this could possibly be a turn-key investment property. Feel free to check for the details. Don't miss out—book your showing today and welcome home!