



GRASSROOTS
REALTY GROUP

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421 29 Avenue NW
Calgary, Alberta

MLS # A2228661



\$858,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,884 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	In Floor, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	none		

Conveniently located in vibrant Mount Pleasant, this stylish and functional with 2600 sq ft of developed living space! This home offers superior quality and finishes throughout. The bright and open main floor features hardwood flooring, living room with a biofuel fireplace and stone surround, gourmet kitchen with granite countertops, and an office to seamlessly work from home! Head upstairs to find 3 bedrooms and laundry area; master is complete with hardwood floors, coffered ceiling, walk-in closet and ensuite with dual sinks, heated floors and tiled shower with massaging jets. Head downstairs to the finished basement to enjoy additional living space - a large recreation room, 4th bedroom, and full bath with heated floors. Enjoy your south-facing backyard with an aggregate patio all summer long. Double detached garage rounds out this property. Conveniently located just minutes to the downtown core, walking distance to the extensive pathways of Confederation Park, great amenities, and schools provides an ideal lifestyle for the whole family.