



GRASSROOTS
REALTY GROUP

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527 29 Street NW
Calgary, Alberta

MLS # A2250152



\$938,000

Division:	Parkdale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,098 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Insulated, On Street, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Private, Rec		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage, Tankless Hot Water		

Inclusions: Tv mount lower level, shed

Welcome to this highly sought-after 50' x 120' lot in the desirable community of Parkdale, just steps from the Bow River pathways and a short walk to Foothills Hospital, Parkdale Elementary, and Westmount Charter School. Zoned R-CG, this property offers excellent future development potential — or can be enjoyed as a beautifully updated family home. Inside, the main floor features a bright front living room overlooking the tree-lined street, a beautiful, renovated kitchen with new SS appliances and modern finishes. Three bedrooms and a full four-piece bath complete this level. The fully renovated lower level includes an (illegal) suite with a spacious family/sitting area, two additional bedrooms, and a stylish three-piece bath with oversized shower featuring new vinyl plank flooring with insulated subfloor, and professional soundproofing between the floors for added comfort, electrical, plumbing and larger windows cut in. Extensive renovations and updates include: Tankless hot water system (8 yrs), Kitchen renovation (10 yrs) with all new appliances, Basement renovated (7 yrs) larger windows inserted, Electrical in lower level fully upgraded (2005 & permitted), All plumbing waterlines replaced plus upgraded drainage lines, Heating ducts and air intakes updated, Main floor windows replaced triple pane, new back and front doors (2006), Shingles (10 yrs), Professional plumbing upgrades. The property also offers an oversized, insulated double garage off the back alley, plus a beautifully landscaped backyard with a two-tier deck, fire pit, 8' x 10' storage shed, apple tree, and lilacs. (Note: hot tub will be removed prior to possession.) Whether you're looking for a prime development lot or a move-in-ready family home, this Parkdale property is a rare find in an unbeatable location.

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