



GRASSROOTS
REALTY GROUP

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1708 29 Street SW
Calgary, Alberta

MLS # A2256897



\$850,000

Division:	Shaganappi		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,250 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Situated on a 45x130 ft lot in the desirable community of Shaganappi, this property presents a rare redevelopment opportunity just minutes from downtown. Currently tenant-occupied until June 2026, it offers the benefit of rental income while you work through your permits and future plans. The existing 4-level split is a handyman special, it could be fixed up, but the true value lies in the land. Inside, you'll find 4 bedrooms, 2 bathrooms, an indoor pool, and an attached rear garage. The spacious lot has only one tree in the front yard, making it an ideal site for new construction. With close proximity to schools, Shaganappi Golf Course, shopping, and the restaurants of 17th Avenue, the location can't be beat. Don't miss your chance to secure a prime inner-city site in one of Calgary's most sought-after neighborhoods. Contact us today to arrange a viewing.