



**GRASSROOTS**

REALTY GROUP

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**1708 29 Street SW  
Calgary, Alberta**

**MLS # A2290538**



**\$745,000**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,331 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Off Street, Other, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage		

**Inclusions:** All items are being sold AS-IS, WHERE-IS

Welcome to your new HOME SWEET HOME in SHAGANAPPI! This property offers a prime redevelopment opportunity in the heart of one of Calgary's most desirable inner-city communities just steps from the LRT, 17th Ave and its hot spots, the Shaganappi Golf Course and Downtown Calgary. Situated on a LARGE 45 x 130 FT LOT, this is an excellent opportunity to secure a well located inner-city property with strong future potential. Zoned R-CG (Residential & Grade-Oriented Infill District), the lot allows for a range of development options including row houses, townhomes, duplexes, and secondary suites (subject to City of Calgary approval). The well maintained home offers over 2,300 sq ft of above grade living space with a spacious layout including a large living room, separate family room, and a good sized kitchen. A unique feature is the attached indoor pool area (approx. 15 ft x 31 ft), which connects to the rear attached garage and creates a larger overall footprint. Upstairs includes 2 bedrooms and a full bathroom, while the basement offers 2 additional bedrooms, another full bathroom, and a large storage area. RECENT UPDATES include newer hardwood floors, newer hot water tank, new garburator, updated kitchen and main bathroom faucets, and a new garage door (December 2025). The backyard is low maintenance with a combination of concrete and grass. Property is being sold AS-IS, WHERE-IS. Pool was disconnected in 2018 but was used prior to that. Water heater and water circulation pump were replaced in 2016. Ideal for builders, developers, or investors looking to take advantage of the R-CG zoning and lot size in an established inner city community. Book your showing today!