GRASSROOTS REALTY GROUP

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417 29 Avenue NW
Calgary, Alberta

MLS # A2304613

$1,599,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,936 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	5	**Baths:**	4 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Insulated, Other, Ov		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangu		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Shingle Siding, Stone, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: 2 Rain Barrels, Fridge In Pantry

*Open House Saturday May 2, 1-4PM * SEE VIDEO * A rare opportunity in the heart of Mount Pleasant—set on a full 50’ x 120’ lot just two blocks from Confederation Park. With 5 bedrooms and 4.5 bathrooms, offering over 2,900 sq. ft. above grade plus a fully developed basement with more than 1,200 sq. ft. of additional living space, this move-in ready home delivers the scale and layout that are becoming increasingly hard to find in an established inner-city location. The south-facing backyard fills the home with natural light throughout the day, while the paved rear alley—rare for the area—adds everyday convenience and long-term value. The oversized 26’ x 24’ garage with 220 power and a 9' door, offers excellent flexibility for larger vehicles, storage, or a workshop. Inside, the main floor is designed for both everyday living and entertaining. The chef-inspired kitchen anchors the space with high-end finishes and an impressive 9’ x 10’ walk-in pantry that truly sets it apart. A versatile flex room with a full bathroom creates the ideal setup for an executive home office, guest suite, yoga studio or private space for extended family. All of this just minutes to downtown, with parks, pathways, schools, and over 200 acres of green space nearby. Homes offering this combination of lot size, living space, and location rarely come to market—this one is worth experiencing in person. Book your showing today!

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