



GRASSROOTS
REALTY GROUP

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4635 29 Avenue NW
Calgary, Alberta

MLS # A2319316



\$1,189,900

Division:	Montgomery		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,091 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame, Wood Siding	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this BRAND NEW beautifully designed detached home in Upper Montgomery, perched on top of the hill and offering a rare combination of refined design, functional layout, and incredible panoramic views. The bright, open-concept main floor is thoughtfully designed for both everyday living and entertaining. A spacious front dining area creates a welcoming first impression while perfectly framing views toward Nose Hill Park, adding a unique sense of openness and connection to nature. The space flows seamlessly into the heart of the home—the kitchen and living area. The kitchen stands out with warm oak cabinetry, quartz countertops, and a beautifully crafted rounded island that adds both character and functionality. A premium 36-inch gas range anchors the space, complemented by a full appliance package, built-in pantry, with lots of room for storage. At the rear of the home, the LARGE living room is designed for comfort and connection, featuring a sleek gas fireplace and large patio doors that flood the space with natural light. Step outside to the south-facing backyard, where you can take in expansive views toward the mountains and along Sarcee Trail, creating a bright, open feel that is rarely found in inner-city living. A standout feature of the main level is the double-sided mudroom, offering generous storage on both sides with built-in bench seating—perfectly designed to keep everyday life organized. A stylish powder room completes the main floor. Upstairs, the home truly sets itself apart with a rare and highly desirable layout—three bedrooms, each with its own private ensuite. The primary suite is a luxurious retreat, complete with a VAULT PEAK CEILING, a walk-in closet with custom built-ins, and a spa-inspired ensuite featuring dual vanities, a freestanding soaker tub, and a glass-enclosed shower. What

makes this level exceptional is that both secondary bedrooms also feature their own private ensuite, eliminating the need for shared bathrooms and offering unmatched comfort and privacy for family members or guests. These bedrooms also feature TRAY CEILINGS and SPECTACULAR VIEWS ON TOP OF THE HILL! A full laundry room with built-in cabinetry adds everyday convenience. The fully developed legal 2-bedroom basement suite (subject to city approval) offers a private, self-contained living space with a modern kitchen, bright LARGE living area, full bathroom, and dedicated laundry—ideal for rental income or multi-generational living. Located close to the Bow River pathways, Shouldice Park, Winsport, Market Mall, Foothills Hospital, and the University of Calgary, this home offers an exceptional lifestyle with easy access to everything you need. A rare opportunity to own a view property with a premium layout in Upper Montgomery.