



445 29 Avenue NW  
Calgary, Alberta

MLS # A2325472



**\$840,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,328 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Low Flow Plumbing Fixtures, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

This move-in ready home perfectly blends timeless character with thoughtful updates on an impressive 50' x 120' lot, just moments from Confederation Park and an easy commute to downtown. Charming curb appeal and mature landscaping create a warm first impression before hardwood flooring and updated designer light fixtures bring fresh style throughout the interior. Gather in the inviting living room where a large picture window fills the space with natural light and creates a comfortable setting for everyday living or catching up with friends. Entertain with ease in the dining room where clear sightlines encourage conversation while keeping everyone connected. Preparing meals feels effortless in the well-appointed kitchen featuring stainless steel appliances, full-height cabinetry and an oversized window overlooking the backyard so you can easily keep an eye on kids or pets outdoors. Flexibility continues with a main floor bedroom that adapts beautifully as a guest room or home office, while the updated powder room completes this level. Retreat upstairs where hardwood flooring continues through 2 spacious bedrooms, each with its own walk-in closet for exceptional storage. Refresh and recharge in the updated 4-piece bathroom designed to comfortably serve the upper level. Movie nights, games, workouts and hobbies all find their place in the expansive basement recreation area where generous proportions make it easy to arrange multiple activity zones. Built-in cabinetry adds practical workspace for crafts, projects or storage, while a 3-piece bathroom adds everyday convenience. Summer truly shines in the meticulously landscaped south-facing backyard where mature trees create a peaceful setting while enjoying the patio complete with a retractable awning for both sun and shade. Plenty of lawn leaves endless space for children and pets to run and play, all

privately tucked behind the single detached garage. Life in Mount Pleasant means easy access to Confederation Park, golf courses, cross-country skiing, the Winter Club, excellent schools, transit, neighbourhood shops, restaurants and countless parks that make this one of Calgary's most sought-after inner-city communities.