



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

405 29 Avenue NE
Calgary, Alberta

MLS # A2325761



\$1,050,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,552 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	TV wall mounts, additional dishwasher in basement, Pool table & accessories		

Welcome to one of Winston Heights' best opportunities in the luxury market. Offering over 3600 sq. ft. of developed living space, a south-facing backyard, and exceptional custom finishes throughout, this home delivers a level of space and value that is becoming increasingly difficult to find in Calgary's inner city. A dramatic glass-enclosed staircase creates an unforgettable first impression, while soaring ceilings, expansive windows, and thoughtfully designed living spaces provide the perfect balance of luxury and everyday comfort. The main floor was designed for entertaining, featuring a stunning quartz waterfall island, premium appliance package, extensive custom cabinetry, a walk-through pantry, and an open-concept layout that seamlessly connects the kitchen, dining area, and great room. A striking floor-to-ceiling fireplace anchors the space, while large south-facing windows fill the home with natural light throughout the day. Upstairs, the primary retreat offers a private sanctuary complete with its own balcony, custom dressing area, heated floors, dual vanities, a freestanding soaker tub, and an oversized spa-inspired shower. Two additional bedrooms are generously sized, each offering comfort and flexibility for family living. The fully developed lower level was built for entertaining and recreation, featuring a wet bar, beverage fridge, dishwasher, media area, games space, and ample room for a pool table, fitness area, or both. Outside, enjoy a beautifully landscaped south-facing backyard with stamped concrete, and central air conditioning for year-round comfort. The oversized double garage provides excellent storage and everyday convenience. Located just minutes from downtown, golf courses, parks, schools, major commuter routes, and the shops and restaurants of Bridgeland, this is a rare opportunity to own a home that offers the size, quality, and

lifestyle typically associated with significantly higher price points. Exceptional value. Exceptional space. Exceptional inner-city living.