



GRASSROOTS
REALTY GROUP

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301 29 Avenue NE
Calgary, Alberta

MLS # A2333299



\$774,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,659 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	TV in the Basement		

OPEN HOUSE THIS SATURDAY, AUGUST 1ST, 1PM TO 3PM Exceptional Inner-City Living in Tuxedo Park! Situated on a quiet street on a desirable corner lot, this beautifully maintained home offers over 2,400 sq. ft. of developed living space with thoughtful upgrades and exceptional functionality throughout. The bright and inviting main floor features an open-concept layout centered around a stunning three-sided glass gas fireplace, creating a warm and elegant focal point for the living and dining areas. The well-appointed kitchen has been recently updated with a Bosch dishwasher and Gallery microwave, offering both style and convenience. Upstairs, you'll find spacious bedrooms and comfortable living spaces, while the fully developed basement provides additional room for family and guests, complete with a cheater ensuite bathroom. The basement is also pre-wired for surround sound speakers, making it the perfect entertainment space. Designed with practicality in mind, the home features brand-new blinds throughout, CAT 5 wiring throughout the house, exterior security cameras, a switched exterior outlet for seasonal lighting, a utility sink in the mechanical room, and a unique cool room with built-in shelving, ideal for storing wine, preserves, or pantry items. The laundry room includes a subfloor water catch basin to help protect against potential washing machine leaks. Car enthusiasts and hobbyists will appreciate the heated and insulated garage, complete with natural gas service, TV wiring, an extra-height overhead garage door, and extensive attic storage. Outside, the professionally landscaped yard is enhanced by an underground irrigation system, making it easy to keep the lawn and gardens looking their best throughout the season. The impressive 32-foot parking pad provides excellent off-street parking with easy access from both the

road and alley, while a conveniently located 15-amp exterior outlet is ideal for plugging in vehicles or outdoor equipment. Located in the highly desirable community of Tuxedo Park, you'll enjoy quick access to downtown, schools, shopping, restaurants, transit, parks, and major roadways. This is an outstanding opportunity to own a thoughtfully upgraded home in one of Calgary's most sought-after inner-city neighbourhoods.