



GRASSROOTS
REALTY GROUP

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510 29 Avenue NW
Calgary, Alberta

MLS # A2345933



\$1,174,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,951 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Featuring a legal basement suite with 2 beds and located just one block from Confederation Park, this beautifully crafted home offers a total of over 2,770 sq ft of refined living space designed with both style and function in mind. The main level features soaring 11-foot ceilings, rich hardwood flooring, a formal dining area with custom wainscoting, large floor-to-ceiling windows, and a chef-inspired kitchen anchored by a striking 15-foot island, complete with built-in Fisher & Paykel appliances, quartz countertops, an oak island, under-cabinet lighting, pot filler, and elegant gold and black accents. The spacious living room is highlighted by a custom plaster gas fireplace with arched oak built-in shelving, while a well-designed mudroom and a designer powder room wrapped in statement wallpaper add everyday convenience and character. Upstairs, 9-foot ceilings and hardwood flooring continue throughout, leading to a stunning primary retreat with vaulted ceilings, detailed wainscoting, and a luxurious 5-piece ensuite featuring in-floor heating and a steam shower rough-in, along with two additional bedrooms, a full 3-piece bathroom, and a dedicated laundry room. The fully finished legal basement suite offers exceptional flexibility and income potential, complete with a separate entrance, private laundry, two bedrooms, a spacious living room, full kitchen, and a 3-piece bathroom, making it ideal for extended family, guests, or rental opportunities. Additional highlights include rough-ins for air conditioning, ceiling speakers, security system, and exterior cameras, along with upgrade options available. Ideally located near parks, schools, shopping, SAIT, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, and offering quick access to the LRT, Highway 1, and Deerfoot Trail, this home combines luxury living with exceptional

convenience. Call today to book your private tour!