



GRASSROOTS
REALTY GROUP

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464 29 Avenue NW
Calgary, Alberta

MLS # A2346445



\$839,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,978 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Wet Bar, Wired for Sound		
Inclusions:	N/A		

This is the kind of home you will genuinely look forward to coming home to—bright, modern, and private, yet remarkably close to everything that makes inner-city living so enjoyable. Situated in the highly sought-after community of Mount Pleasant, this elegant modern infill is just steps from the green spaces, walking paths, and recreational amenities of Confederation Park. Life here feels refreshingly easy: meet friends for dinner, shop for everyday essentials, or reach Downtown Calgary in approximately 10 minutes. When the weekend arrives, take the children to a nearby playground or soccer field, walk the dog, explore the park trails, or simply enjoy time outdoors. With schools, local shops, transit, the Confederation Park Golf Course, and the Calgary Winter Club all nearby, this welcoming, family-friendly neighbourhood makes it easy to feel connected. Offering more than 2,700 sq. ft. of beautifully developed living space across three levels, the home features FOUR bedrooms, 3.5 bathrooms, central AIR CONDITIONING, and quality craftsmanship throughout. Step inside, and the first impression is immediate. The impressive 10-FOOT CEILINGS create a genuine sense of height, openness, and light, while expansive floor-to-ceiling windows and warm hardwood flooring give the main level a striking yet comfortable atmosphere. The thoughtful layout offers excellent privacy while remaining ideal for everyday family life and entertaining. At the heart of the home is a beautifully appointed gourmet kitchen featuring quartz countertops, an oversized island, stylish two-tone cabinetry, generous storage, and a gas range. The large island naturally becomes a gathering place—whether for morning coffee, children's homework, or an evening with friends. Upstairs, the spacious Primary Suite provides a peaceful retreat at the end of the day, complete with custom walk-in

closets and a spa-inspired six-piece ensuite featuring dual sinks, a deep soaker tub, and an oversized rain shower. Two additional generously sized bedrooms, a full bathroom, and a dedicated laundry room complete the upper level. The fully finished basement adds exceptional versatility, offering a large recreation room with a wet bar, a fourth bedroom, and another full bathroom—perfect for guests, teenagers, a home office, or movie nights with the family. A newly installed radon mitigation system provides additional comfort and peace of mind. Outside, the private, fully fenced backyard and patio create an inviting space for summer barbecues, children, and pets, while the double detached garage provides secure parking and additional storage. The home is Combining the energy and convenience of inner-city living with the space, privacy, and warmth of a family home, this is a place where everyday life can feel just a little more special.