



THE
A-TEAM

**RE/MAX
FIRST**

1404 29 Street, Calgary T3C 1M2

MLS®#: **A2163621**

Area: **Shaganappi**

Listing Date: **09/13/24**

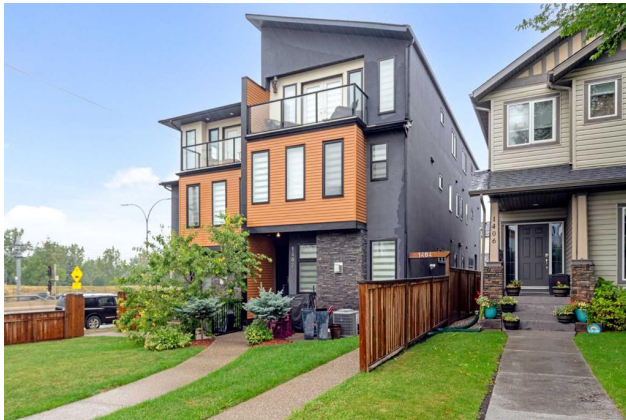
List Price: **\$672,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,966**
Low Sqft:
Ttl Sqft: **1,966**

DOM

6

Layout

Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Corner Lot,Rectangular Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Aluminum Siding ,Composite Siding,Stone**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Refrigerator,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`5" x 5`1"	Dining Room	Main	13`8" x 10`4"
Kitchen	Main	12`2" x 10`8"	Living Room	Main	13`1" x 13`10"
3pc Ensuite bath	Second	4`11" x 12`5"	4pc Ensuite bath	Second	5`0" x 10`8"
Bedroom	Second	11`11" x 10`8"	Laundry	Second	6`1" x 7`10"
Bedroom - Primary	Second	12`11" x 14`3"	4pc Ensuite bath	Third	11`2" x 11`1"
Bedroom - Primary	Third	17`6" x 23`4"	Walk-In Closet	Third	6`3" x 10`7"
4pc Ensuite bath	Basement	5`0" x 9`3"	Bedroom	Basement	16`9" x 16`11"

Exercise Room

Basement

10`10" x 10`8"

Furnace/Utility Room
Legal/Tax/Financial

Basement

5`8" x 10`8"

Condo Fee:
\$250

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **1712072**

Remarks

Pub Rmks: **This stunning inner city 3 story townhome features ensuite bathrooms in all four bedroom and a newer air conditioner. Located close to schools, all essential amenities, the LRT station, and a golf course, it offers the perfect blend of convenience and luxury. As you enter, you'll be greeted by a desirable open-concept floor plan with beautiful hardwood floors throughout the main level. The gourmet kitchen is a chef's dream, boasting upgraded stainless steel appliances, a gas cooktop stove, quartz countertops, an oversized breakfast bar, and a walk-in pantry for extra storage. The second floor has two generously sized bedrooms, each with its own ensuite (one 3-piece and one 4-piece), as well as a practical laundry room with ample space for organizing, washing, drying, and storage. The entire top level is dedicated to the private primary suite, featuring a 4-piece ensuite, dual vanities, a walk-in closet, and a cozy sitting area. The fully developed basement includes a versatile multi-purpose room, a gym, and a 4-piece bathroom—perfect for guests or older children. This home is in a fantastic location, close to parks and playgrounds, within walking distance to schools, and less than a 5-minute drive to grocery stores and the LRT station. It also offers quick access to Crowchild Trail, Stoney Trail, and is just 10 minutes from Downtown. Additionally, this could possibly be a turn-key investment property. Feel free to check for the details. Don't miss out—book your showing today and welcome home!**

Inclusions: **None**
Property Listed By: **Property Solutions Real Estate Group Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



