



## 1406 29 Street Calgary Alberta

\$799,900

This bright and inviting home combines thoughtful updates with timeless comfort. Step onto the recently resurfaced front walkway and through the tiled entryway into a welcoming foyer and expansive open layout. A three-sided gas fireplace elegantly separates the living and dining rooms. The large kitchen offers a gas cooktop, wall oven, an island, abundant storage, a newer dishwasher, and a breakfast nook with access to the back deck, yard, and detached double garage. Upstairs, discover three generous bedrooms, including a primary retreat with a huge walk-in closet and a 5-piece ensuite. The fully developed lower level features a fourth bedroom, a full bath, a family room with new flooring, a laundry room with extra storage, and plenty of additional space to stay organized. Central air conditioning ensures year-round comfort. Set within the highly sought-after community of Shaganappi, this home is just steps from schools, shops, the LRT, and offers quick access to 17th Avenue, downtown, golf, parks, trails, and top restaurants. It's the perfect blend of inner-city convenience and neighbourhood charm. (id:6769)

Primary Bedroom 14.42 Ft x 12.42 Ft

Other 7.42 Ft x 7.17 Ft

5pc Bathroom 14.92 Ft x 8.92 Ft

Bedroom 15.75 Ft x 9.83 Ft

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4pc Bathroom 8.42 Ft x 7.08 Ft

Bedroom 17.25 Ft x 12.25 Ft

Other 6.25 Ft x 5.58 Ft

Family room 19.17 Ft x 15.17 Ft

3pc Bathroom 7.83 Ft x 6.33 Ft

Furnace 10.00 Ft x 9.00 Ft

Storage 8.00 Ft x 6.00 Ft

Laundry room 8.50 Ft x 5.33 Ft

Foyer 5.83 Ft x 5.33 Ft

Living room 14.00 Ft x 13.42 Ft

Dining room 10.00 Ft x 10.00 Ft

Kitchen 14.00 Ft x 9.00 Ft

Breakfast 10.92 Ft x 6.92 Ft

2pc Bathroom 6.58 Ft x 3.00 Ft

Listing Presented By:



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