

# 1708 29 Street Calgary Alberta

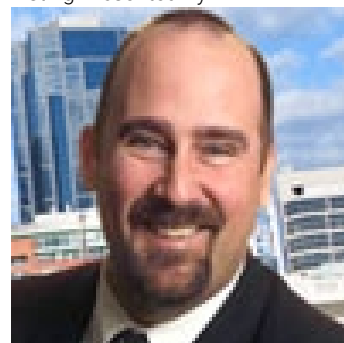
\$750,000

Situated on a 45x130 ft lot in the desirable community of Shaganappi, this property presents a rare redevelopment opportunity just minutes from downtown. Currently tenant-occupied until June 2026, it offers the benefit of rental income while you work through your permits and future plans. The existing 4-level split is a handyman special, it could be fixed up, but the true value lies in the land. Inside, you'll find 4 bedrooms, 2 bathrooms, an indoor pool, and an attached rear garage. The spacious lot has only one tree in the front yard, making it an ideal site for new construction. With close proximity to schools, Shaganappi Golf Course, shopping, and the restaurants of 17th Avenue, the location can't be beat. Don't miss your chance to secure a prime inner-city site in one of Calgary's most sought-after neighborhoods. Contact us today to arrange a viewing. (id:6769)

4pc Bathroom 8.00 Ft x 9.08 Ft  
Bedroom 13.67 Ft x 11.50 Ft  
Primary Bedroom 13.58 Ft x 12.17 Ft  
3pc Bathroom 6.75 Ft x 7.42 Ft  
Bedroom 10.83 Ft x 14.33 Ft  
Bedroom 10.75 Ft x 14.75 Ft  
Storage 7.17 Ft x 4.17 Ft

Furnace 9.50 Ft x 18.00 Ft  
Family room 12.50 Ft x 29.92 Ft  
Other 19.25 Ft x 31.83 Ft  
Dining room 8.92 Ft x 13.92 Ft  
Foyer 6.67 Ft x 8.75 Ft  
Kitchen 12.08 Ft x 14.92 Ft  
Living room 14.33 Ft x 15.83 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca