



## 417 29 Avenue Calgary Alberta

\$1,799,995

\* SEE SUMMER VIDEO \* Situated on a FULL 50' x 120' lot in the heart of Mount Pleasant, just 2 blocks away from CONFEDERATION PARK is this exceptional inner-city home that delivers the space, functionality, and a perfect location you rarely find together. This home offers over 2,900 sq. ft. above grade plus a FULLY DEVELOPED basement with over 1,200 sq. ft. of additional living space. The south-facing backyard fills the home with natural light all day and as an added bonus, the rear alley is fully paved which is quite rare for the area. Completing the package is a massive OVERSIZED 26' x 24' garage with 220 power, perfect for vehicles, storage, or a workshop setup. Inside, the home shines with a chef-inspired kitchen featuring high-end finishes and an impressive 9' x 10' WALK-IN pantry. The main floor also includes a flex room with a full bathroom, ideal as a home office, guest room, or potential nanny live in room. With 5 BEDROOMS, 4.5 BATHS and an open functional layout, this home has features that are not available at this price point today. In addition, it is situated a mere 4km away from downtown Calgary. This home is a must see in person, so call for your private viewing! (id:6769)

Family room 29.75 Ft x 17.00 Ft

Furnace 19.25 Ft x 14.58 Ft

Bedroom 9.67 Ft x 18.17 Ft

4pc Bathroom 10.58 Ft x 5.42 Ft

Kitchen 14.50 Ft x 15.83 Ft

Dining room 14.50 Ft x 11.50 Ft

Pantry 9.50 Ft x 9.33 Ft

Living room 16.42 Ft x 17.42 Ft

Other 9.50 Ft x 9.58 Ft

Bedroom 15.42 Ft x 11.00 Ft

2pc Bathroom 4.92 Ft x 5.17 Ft

4pc Bathroom 11.75 Ft x 5.92 Ft

Loft 16.00 Ft x 21.67 Ft

Laundry room 7.75 Ft x 5.67 Ft

Primary Bedroom 14.67 Ft x 14.92 Ft

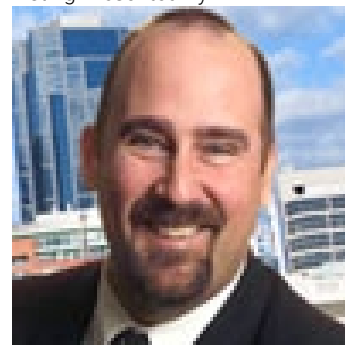
Bedroom 14.00 Ft x 11.00 Ft

Bedroom 13.00 Ft x 10.00 Ft

4pc Bathroom 5.00 Ft x 9.58 Ft

5pc Bathroom 9.50 Ft x 14.50 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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