

# \$829,900 - 1406 29 Street Sw, Calgary

MLS® #A2258294

**\$829,900**

4 Bedroom, 4.00 Bathroom, 1,817 sqft

Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

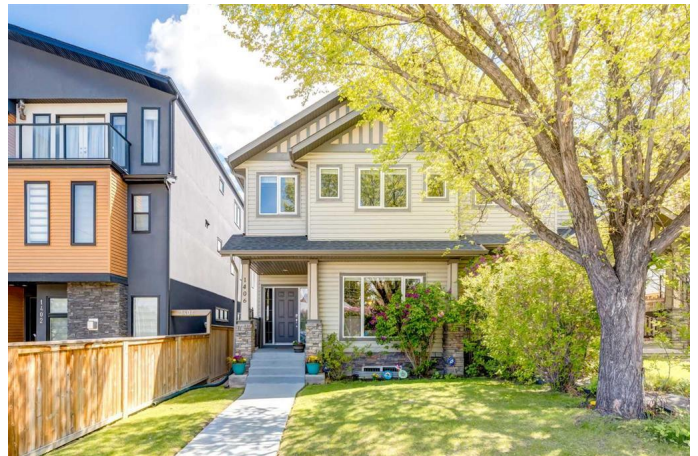
OPEN HOUSE SATURDAY, OCT 11th, 2-4 pm. This bright and inviting home combines thoughtful updates with timeless comfort. Step onto the recently resurfaced front walkway and through the tiled entryway into a welcoming foyer and expansive open layout. A three-sided gas fireplace elegantly separates the 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 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.

Built in 2002

## Essential Information

MLS® # A2258294

Price \$829,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,817                  |
| Acres          | 0.07                   |
| Year Built     | 2002                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1406 29 Street Sw |
| Subdivision | Shaganappi        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 1M2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Storage, Walk-In Closet(s), Sump Pump(s)                                                                              |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Humidifier |
| Heating           | Forced Air, Natural Gas                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                       |
| Fireplaces        | Gas, Living Room, Three-Sided                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                                          |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                                      |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 20                   |
| Zoning         | R-CG                 |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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