

**417 29 Avenue NW  
Calgary, Alberta**

**MLS # A2240026**



**\$1,899,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,936 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Other, Oversized, Paved, Worksh		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Shingle Siding, Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Additional refrigerator in pantry, green shelving unit in utility room, shed in yard, firewood, raised garden beds, heated greenhouse

\* SEE VIDEO \* Welcome to this beautifully finished inner-city home, ideally located on a quiet street in the highly desirable community of Mount Pleasant. Offering over 4,150 square feet of total living space, this 5-bedroom, 4.5-bathroom home combines timeless elegance with modern comfort. Just five minutes to downtown, steps from Confederation Park, walking and biking trails, off-leash dog areas, tennis courts, a public pool, great schools, shopping, restaurants, and transit, this home offers a lifestyle of both convenience and serenity. Inside, the home features elegant hardwood flooring, ceramic tile, and quartz countertops throughout. The chef-inspired kitchen boasts high-end stainless steel appliances, including a gas cooktop, built-in wall oven, microwave, fridge with water line / ice maker and a 9'x10' pantry with a sink and second fridge. Custom cabinetry and deluxe millwork add a refined touch, while the spacious layout flows into a bright dining area and living room with a cozy wood-burning fireplace. The main floor bedroom complete with ensuite, offers extra flexibility and ease. Upstairs, the primary suite is a luxurious retreat with a spa-like 5-piece ensuite, including a double quartz vanity, custom tiled shower, and soaker tub. Solid core doors and custom closet organizers add a sense of quality and care to each of the bedrooms. A large loft for relaxing or enjoying a favorite hobby, two additional bedrooms, a 4-piece bathroom, and laundry room complete the top level. The fully finished basement boasts a spacious family room with a gas fireplace, and an extra bedroom — perfect for hosting visitors. Additional features include a central vacuum system with attachments, plenty of storage, and an alarm panel that's fully paid with no contract required. Outside, the south-facing backyard is a private oasis with beautiful landscaping, concrete

walkways and patio, a BBQ gas line, large greenhouse, and thriving garden complete with garden beds, a dwarf apple tree, Norland apple tree, and a fruitful purple grape vine. The oversized double garage is fully finished with Hardy board siding, a 9'x16' overhead door, 10'x10' ceilings, two 220V outlets, a 70-amp panel, and built-in shelving and workbench. The paved alley behind the home adds even more convenience. This thoughtfully designed and meticulously maintained home, inside and out, is a rare find in this price range. Don't miss your chance to see it - book your showing today!