# \$938,000 - 527 29 Street Nw, Calgary

MLS® #A2250152

### \$938,000

4 Bedroom, 2.00 Bathroom, 1,098 sqft Single Family on 0.14 Acres

Parkdale, Calgary, Alberta

Welcome to this highly sought-after 50' x 120' lot in the desirable community of Parkdale, just steps from the Bow River pathways and a short walk to Foothills Hospital, Parkdale Elementary, and Westmount Charter School. Zoned R-CG, this property offers excellent future development potential â€" or can be enjoyed as a beautifully updated family home. Inside, the main floor features a bright front living room overlooking the tree-lined street, a beautiful, renovated kitchen with new SS appliances and modern finishes. Three bedrooms and a full four-piece bath complete this level. The fully renovated lower level includes an (illegal) suite with a spacious family/sitting area, two additional bedrooms, and a stylish three-piece bath with oversized shower featuring new vinyl plank flooring with insulated subfloor, and professional soundproofing between the floors for added comfort, electrical, pluming and larger windows cut in. Extensive renovations and updates include: Tankless hot water system (8 yrs), Kitchen renovation (10 yrs) with all new appliances, Basement renovated (7 yrs) larger windows inserted, Electrical in lower level fully upgraded (2005 & permitted), All plumbing waterlines replaced plus upgraded drainage lines, Heating ducts and air intakes updated, Main floor windows replaced triple pane, new back and front doors (2006), Shingles (10 yrs), Professional plumbing upgradesThe property also offers an oversized, insulated double garage off the







back alley, plus a beautifully landscaped backyard with a two-tier deck, fire pit, 8' x 10' storage shed, apple tree, and lilacs. (Note: hot tub will be removed prior to possession.) Whether you're looking for a prime development lot or a move-in-ready family home, this Parkdale property is a rare find in an unbeatable location (id:6289)

#### Built in 1952

### **Essential Information**

Listing # A2250152 Price \$938,000

Bedrooms 4

Bathrooms 2.00
Square Footage 1,098
Acres 0.14
Year Built 1952

Type Single Family

Sub-Type Freehold
Style Bungalow

### **Community Information**

Address 527 29 Street Nw

Subdivision Parkdale
City Calgary
Province Alberta
Postal Code T2N2T4

#### **Amenities**

Amenities Playground, Schools, Shopping

Features Treed, Back lane, No Smoking Home, Level

Parking Spaces 3

Parking Detached Garage, Oversize, Street

# of Garages 2

#### Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings,

Garage door opener

Heating Natural gas Central heating, Forced air

Cooling None

# of Stories 1

Has Basement Yes

### **Exterior**

Exterior Stucco

Exterior Features Fruit trees, Landscaped

Construction Wood frame

Foundation Poured Concrete

## **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)





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