

# \$850,000 - 1708 29 Street Sw, Calgary

MLS® #A2256897

## \$850,000

4 Bedroom, 2.00 Bathroom, 1,250 sqft  
Single Family on 0.13 Acres

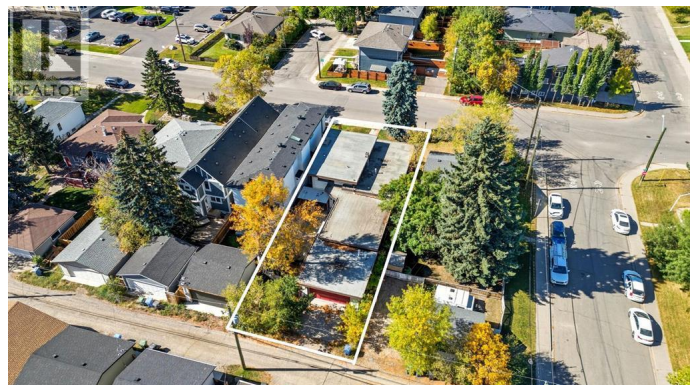
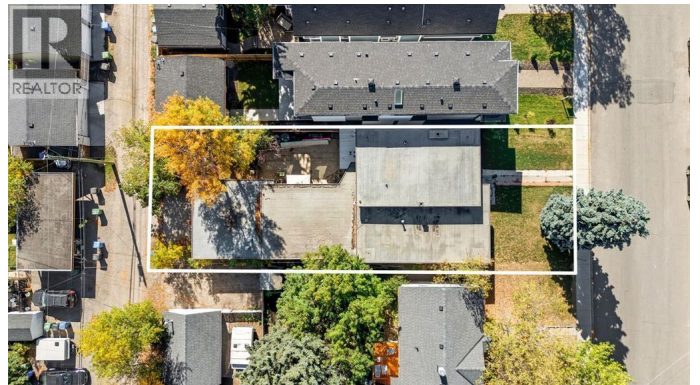
Shaganappi, Calgary, Alberta

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:6289)

Built in 1955

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | A2256897  |
| Price          | \$850,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Square Footage | 1,250     |
| Acres          | 0.13      |
| Year Built     | 1955      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Freehold      |
| Style    | 4 Level       |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1708 29 Street Sw |
| Subdivision | Shaganappi        |
| City        | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C1M4            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Golf Course, Playground, Schools, Shopping |
| Features       | See remarks, Back lane, Level              |
| Parking Spaces | 2  |
| Parking        | Attached Garage                            |
| # of Garages   | 2  |
| Has Pool       | Yes  |
| Pool           | Indoor pool                                |

### Interior

|                 |   |
|-----------------|---|
| Appliances      | Refrigerator, Dishwasher, Stove, Window Coverings |
| Heating         | Forced air  |
| Cooling         | Central air conditioning                          |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Has Basement    | Yes   |
| Basement        | Walk out  |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Brick, Stucco, Vinyl siding |
| Exterior Features | Landscaped                  |
| Construction      | Wood frame                  |
| Foundation        | Poured Concrete             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|



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