

1708 29 Street SW  
Calgary, Alberta

MLS # A2271793

**\$750,000**



<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,250 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

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.