

527 29 Street NW  
Calgary, Alberta

MLS # A2250152



**\$938,000**

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Parkdale                                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                            |               |                   |
| <b>Style:</b>    | Bungalow                                                                     |               |                   |
| <b>Size:</b>     | 1,098 sq.ft.                                                                 | <b>Age:</b>   | 1952 (73 yrs old) |
| <b>Beds:</b>     | 4                                                                            | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Insulated, On Street, Oversized                      |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Private, Rec |               |                   |

|                    |                                              |                   |      |
|--------------------|----------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Central, Forced Air, Natural Gas             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Vinyl Plank                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home, Storage, Tankless Hot Water |                   |      |

**Inclusions:** Tv mount lower level, shed

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 — 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, plumbing 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 upgrades. The 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.