

# \$800,000 - 1708 29 Street Sw, Calgary

MLS® #A2256897

## \$800,000

4 Bedroom, 2.00 Bathroom, 1,250 sqft  
Residential 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.

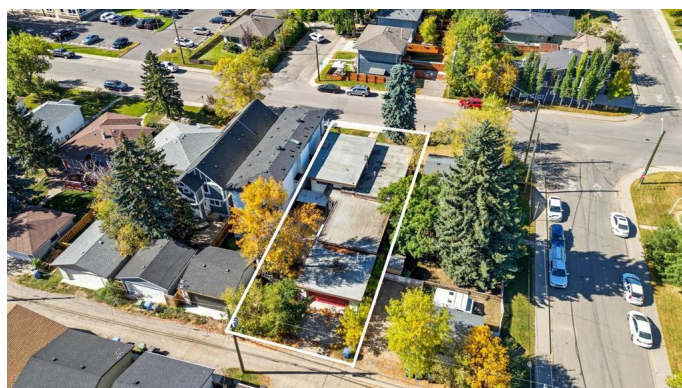
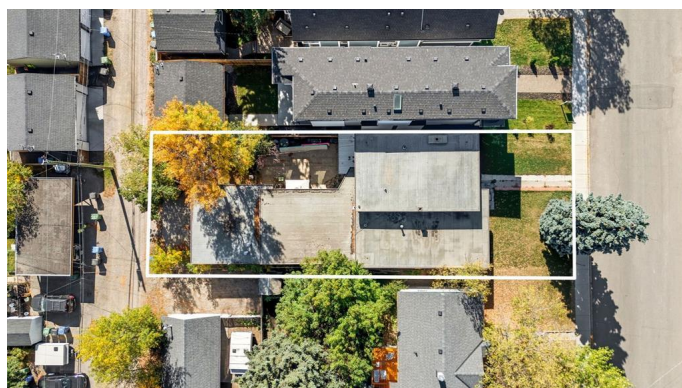
The existing 4-level split is a handyman special, it could be fixed up, but the true value lies in the land. Inside, you'll find 4 bedrooms, 2 bathrooms, an indoor pool, and an attached rear garage. The spacious lot has only one tree in the front yard, making it an ideal site for new construction.

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.

Built in 1955

## Essential Information

MLS® #	A2256897
Price	\$800,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,250
Acres	0.13
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	1708 29 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1M4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2
Has Pool	Yes

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot
Roof	Tar/Gravel
Construction	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	September 25th, 2025
Days on Market	25
Zoning	R-CG

## **Listing Details**

Listing Office	Real Broker
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