# \$1,799,995 - 417 29 Avenue Nw, Calgary

MLS® #A2253717

### \$1,799,995

5 Bedroom, 5.00 Bathroom, 2,936 sqft Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

\* SEE VIDEO \* Welcome to this stunning inner-city home, ideally situated on a quiet street in the highly sought-after community of Mount Pleasant. Offering over 4,150 sq. ft. of beautifully finished living space, this residence blends timeless elegance with modern convenienceâ€"just five minutes from downtown and steps from Confederation Park's pathways, tennis courts, off-leash areas, and pool. Excellent schools, shops, restaurants, and transit are all nearby, making this an unbeatable location.

Inside, the home boasts 5 spacious bedrooms and 4.5 bathrooms, thoughtfully designed for today's lifestyle. The open-concept main floor features rich hardwood, custom millwork, and a bright living room centered around a cozy wood-burning fireplace. The chef's kitchen is a showstopper with quartz countertops, high-end stainless appliances, a gas cooktop, wall oven, oversized fridge with water/ice, and an impressive 9'x10' pantry with a second fridge and sink. The main-floor room with private ensuite provides outstanding flexibility as a bedroom, home office, guest suite, or nanny quarters.

Upstairs, the primary suite is a serene retreat complete with a 5-piece ensuiteâ€"double vanities, soaker tub, and custom tiled showerâ€"alongside a walk-in closet with organizers. A spacious loft, two additional bedrooms, a 4-piece bathroom, and laundry







room complete the upper level.

The fully developed basement expands the living space with a large family room warmed by a gas fireplace, an additional bedroom, a full bathroom, and abundant storage.

Outdoors, the south-facing backyard private yard features professional landscaping, concrete patios and walkways, a BBQ gas line, a large greenhouse, garden beds, and fruit-bearing apple trees and grapevines. The oversized double garage offers Hardy board siding, 10'4― ceilings, 220V outlets, and a built-in workbench, all accessed by a paved alley for added convenience.

This thoughtfully designed and meticulously maintained property is a rare find in Mount Pleasantâ€"perfect for families and professionals alike. Book your private showing today and experience inner-city living at its finest!

Built in 2014

#### **Essential Information**

MLS® # A2253717 Price \$1,799,995

Bedrooms 5

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 2,936

Acres 0.14

Year Built 2014

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 417 29 Avenue Nw

Subdivision Mount Pleasant

City Calgary
County Calgary
Province Alberta
Postal Code T2M 2M4

**Amenities** 

Parking Spaces 2

Parking 220 Volt Wiring, Double Garage Detached, Other, Oversized, Paved,

Workshop in Garage

# of Garages 2

Interior

Interior Features Central Vacuum, Closet Organizers, Double Vanity, High Ceilings,

Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz

Counters, Soaking Tub, Storage, Walk-In Closet(s), Crown Molding

Appliances Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave,

Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Gas Starter, Living Room, Mantle, Wood Burning, Family Room,

Stone

Has Basement Yes
Basement Full

**Exterior** 

Exterior Features BBQ gas line, Garden, Other, Private Yard

Lot Description Back Lane, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular

Lot, Garden, Treed

Roof Asphalt Shingle

Construction Composite Siding, Shingle Siding, Stone, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed September 6th, 2025

Days on Market 59

Zoning R-CG

## **Listing Details**

Listing Office eXp Realty

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