

# \$1,899,900 - 417 29 Avenue Nw, Calgary

MLS® #A2240026

**\$1,899,900**

5 Bedroom, 5.00 Bathroom, 2,936 sqft

Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

\* OPEN HOUSE SUNDAY, JULY 20 1-4 PM \*

SEE VIDEO \* Welcome to this beautifully finished inner-city home, ideally located on a quiet street in the highly desirable community of Mount Pleasant. Offering over 4,150 square feet of total living space, this 5-bedroom, 4.5-bathroom home combines timeless elegance with modern comfort. Just five minutes to downtown, steps from Confederation Park, walking and biking trails, off-leash dog areas, tennis courts, a public pool, great schools, shopping, restaurants, and transit, this home offers a lifestyle of both convenience and serenity.

Inside, the home features elegant hardwood flooring, ceramic tile, and quartz countertops throughout. The chef-inspired kitchen boasts high-end stainless steel appliances, including a gas cooktop, built-in wall oven, microwave, fridge with water line / ice maker and a 9'x10' pantry with a sink and second fridge. Custom cabinetry and deluxe millwork add a refined touch, while the spacious layout flows into a bright dining area and living room with a cozy wood-burning fireplace. The main floor bedroom complete with ensuite, offers extra flexibility and ease.

Upstairs, the primary suite is a luxurious retreat with a spa-like 5-piece ensuite, including a double quartz vanity, custom tiled shower, and soaker tub. Solid core doors and custom closet organizers add a sense of quality and care to each of the bedrooms. A large loft for relaxing or enjoying a favorite



hobby, two additional bedrooms, a 4-piece bathroom, and laundry room complete the top level.

The fully finished basement boasts a spacious family room with a gas fireplace, and an extra bedroom – perfect for hosting visitors.

Additional features include a central vacuum system with attachments, plenty of storage, and an alarm panel that’s fully paid with no contract required. Outside, the south-facing backyard is a private oasis with beautiful landscaping, concrete walkways and patio, a BBQ gas line, large greenhouse, and thriving garden complete with garden beds, a dwarf apple tree, Norland apple tree, and a fruitful purple grape vine.

The oversized double garage is fully finished with Hardy board siding, a 9'x16' overhead door, 10” ceilings, two 220V outlets, a 70-amp panel, and built-in shelving and workbench. The paved alley behind the home adds even more convenience.

This thoughtfully designed and meticulously maintained home, inside and out, is a rare find in this price range. Don’t miss your chance to see it - book your showing today!

Built in 2014

**Essential Information**

MLS® #	A2240026
Price	\$1,899,900
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	Double Garage Detached, C Workshop in Garage
# of Garages	2

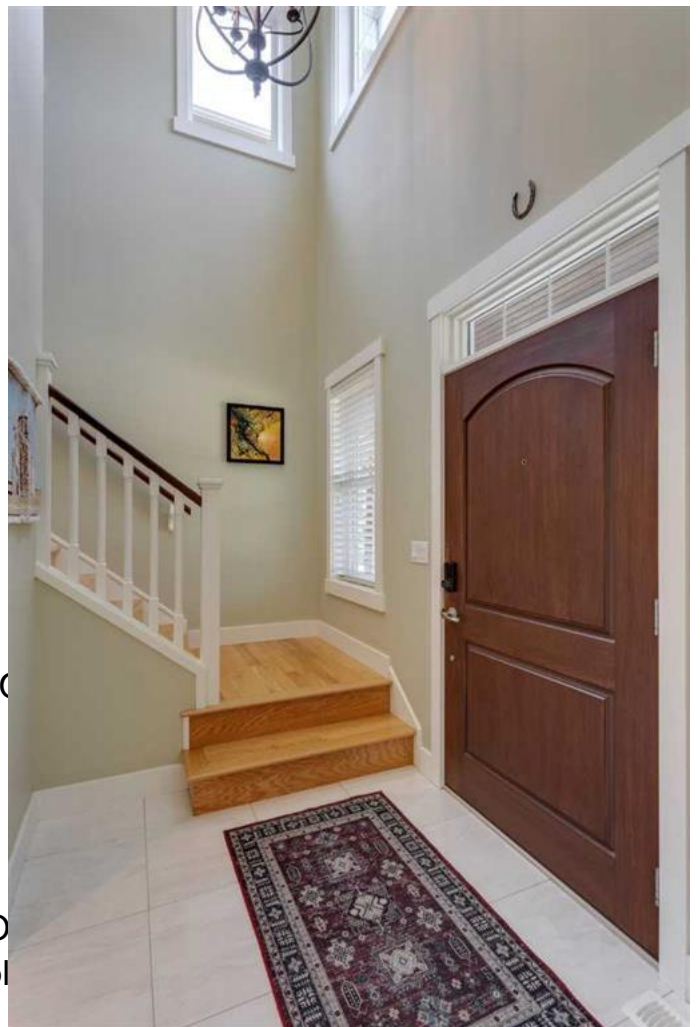
### Interior

Interior Features	Central Vacuum, Closet O Kitchen Island, Open Floorpl Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Gas Starter, Living Room, Mantle, Wood Burning, Stone
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Garden, Other, Private Yard
Lot Description	Back Lane, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame, Shingle Siding
Foundation	Poured Concrete

### Additional Information



Date Listed	July 17th, 2025
Zoning	R-CG

**Listing Details**

Listing Office	eXp Realty
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