

\$868,000 - 202, 1729 31 Street Sw, Calgary

MLS® #A2255993

\$868,000

6 Bedroom, 5.00 Bathroom, 1,621 sqft
Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Experience modern urban living in this brand-new townhouse in the highly desirable community of Shaganappi!

Situated in a prime inner-city location, you're just a 7-minute walk to EB Westbrook CTrain Station, providing quick access to downtown and beyond. Nearby, enjoy the Shaganappi Point Golf Course, as well as shopping and dining options including Walmart, Shoppers Drug Mart, McDonald's, and more.

Offering 1,621.3 sq.ft. of thoughtfully designed living space, this 6-bedroom, 4.5-bathroom home is currently under construction, with an estimated possession in November 2025 (negotiable). This is a rare opportunity to own a never-lived-in property in one of Calgary's most convenient and established neighborhoods.

Legal Secondary Suite | Rental Potential | Multi-Generational Flexibility

One of the biggest highlights of this property is the fully legal secondary suite, offering separate entrance, kitchen, bathroom, laundry, and living area. This space can serve as an ideal setup for multi-generational living, a guest suite, or even a private home office or studio. The suite's independent design ensures privacy and functionality for both you and your tenants. It comes with in floor heating in the basement.

The main floor features a bright, open-concept layout where the kitchen, dining, and living areas flow seamlessly together – perfect for



both relaxed daily living and entertaining guests. The home showcases luxury finishes throughout, including premium cabinetry, designer fixtures, and high-quality flooring that elevate the space.

On the second floor, youâ€™ll find three well-sized bedrooms and two full bathrooms, ideal for family members, guests, or a dedicated home office. The third floor is a private retreat dedicated to the primary suite and bonus room, complete with a walk-in closet and a spacious ensuite. This top-floor layout provides maximum privacy and an elevated sense of space.

Enjoy outdoor living on the impressive 10â€™6â€• Ã— 20â€™5â€• patio, perfect for summer gatherings and BBQs. The exterior design combines modern woodboard and stucco for stylish curb appeal. Low condo fees make ownership even more attractive.

Donâ€™t miss this chance to own a brand-new, luxury-finished townhouse with a legal secondary suite â€” combining rental potential, lifestyle flexibility, and long-term value â€” all within walking distance to transit, golf, shopping, and restaurants in the heart of Shaganappi.

Contact your Realtor today for more details and to secure your new address! (Talk to your accountant about the GST new housing rebate.)

Built in 2025

Essential Information

MLS® #	A2255993
Price	\$868,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,621

Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, 3 Storey
Status	Active

Community Information

Address	202, 1729 31 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1N2

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Single Garage Detached
# of Garages	1

Interior

Interior Features	Open Floorplan, Quartz Counters, Sump Pump(s)
Appliances	Dishwasher, Range Hood, Range, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	None, Rough-In
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 21st, 2025
Days on Market	56

Zoning

M-C1

Listing Details

Listing Office

TrustPro Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.