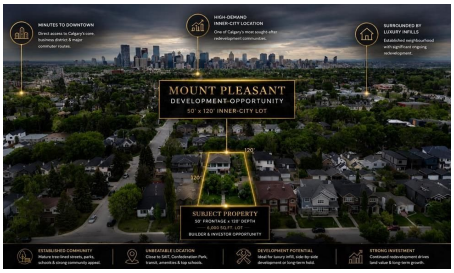
409 29 Avenue NW

Calgary | Active | MLS® A2319252

$875,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1949**	**865.85 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

ATTENTION BUILDERS, DEVELOPERS & INVESTORS! Exceptional opportunity in the highly sought-after community of Mount Pleasant on a PRIME 50' x 120' lot. Surrounded by redevelopment and luxury infill projects, this property offers outstanding potential for future development in one of Calgary's most desirable inner-city neighbourhoods. Ideally located on a quiet tree-lined street, this large lot provides endless possibilities for redevelopment, investment, or holding as a revenue property while planning your future project. The generous dimensions and desirable location make it an excellent candidate for a new luxury infill development, side-by-side project, or other redevelopment opportunities subject to City approval.
Mount Pleasant continues to be one of Calgary's most in-demand communities, offering quick access to downtown, SAIT, schools, parks, pathways, transit, and an abundance of nearby amenities. Residents enjoy the perfect balance of mature neighbourhood charm and urban convenience.
Whether you're a builder looking for your next project, an investor seeking long-term land value appreciation, or a buyer wanting to secure a premium inner-city lot, this is a rare opportunity in a location where demand continues to grow. Don't miss your chance to invest in one of Calgary's premier redevelopment communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2319252
Bedrooms	2
Bathrooms	1
Year Built	1949
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	865.85 sq. ft.

Main Level Finished Area:	865.85 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'½"
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	4
Year built:	1949 (Age: 77)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2617AG
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet
Cooling:	None
Fireplaces:	0

Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Other, See Remarks
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	None
Inclusions:	AS-IS WHERE IS
Restrictions:	None Known
Main Floor	Bedroom · 14'6" × 8'7" ·
Main Floor	Kitchen · 13'8" × 8'8" ·
Main Floor	Living Room · 21'1" × 11'1" ·
Main Floor	Bedroom - Primary · 12' × 11'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Front Yard, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC

Zoning:	R-C2
Listed Date:	Jun 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/409-29-avenue-nw-calgary-a2319252/

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