

409 29 Avenue NW
Calgary, Alberta

MLS # A2319252



\$875,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	866 sq.ft.	Age:	1949 (77 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: AS-IS WHERE IS

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.