

**933 29 Street NW**  
**Calgary, Alberta**

**MLS # A2257991**



**\$899,990**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,846 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Environmental Reserve, Irregular Lot, Landscaped, Views		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bookcases, High Ceilings, Low Flow Plumbing Fixtures

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Black Wardrobe in 2nd Bedroom, Garage Heater,

Presenting this West Coast-style semi-detached in the heart of Parkdale, blending natural design elements w/ modern convenience for a lifestyle that feels equal parts urban and retreat-like. Built by Copperstone Developments, this home offers 3 beds, 2 full baths, 2 half baths, and a rear-attached heated underdrive double garage w/ an extended driveway large enough to accommodate an RV or other rec vehicles. Enjoy being within walking distance of the Bow River pathways, where you can bike downtown to work like so many other residents do, or simply walk to Foothills Medical Centre or minutes to Kensington shops & restaurants. Upon entry, you're greeted under a solid wood soffit design features w/ wooden stairs and railings leading you to the front entry, where a spacious foyer w/ a large closet sets the tone for the home's "modern cabin in the mountains" aesthetic. The acacia hardwood floors and solid fir interior doors create warmth, while ample oversized windows keep the main floor bright. The front living room features a cozy gas fireplace, while an eye-catching powder room w/ a vessel sink on a natural wood stump, handcrafted from one of the previous trees of the property, adds rustic charm. The open-concept chef's kitchen impresses w/ a massive pantry, custom site-built cabinetry w/ birch drawers, premium stainless steel appliances, butcher block counters, glass tile backsplash, and a concrete-topped island w/ bar seating. The adjacent dining area can accommodate even more seating as needed for larger groups and provides access to the upper rear deck. A striking open riser staircase w/ 10mm glass railings and solid fir timber pillars leads upstairs, where high ceilings and hardwood floors continue. The serene primary suite features large windows, a walk-in closet, and a barn door to a spa-like 5pc ensuite w/ dual sinks, a

free-standing soaker tub, tiled glass shower w/ steam shower, and heated travertine floors. Two additional bedrooms, both w/ built-in closets, share a 4pc bath, while a barn-door-enclosed laundry closet adds convenience. The barn doors throughout the home were handcrafted and sculpted on-site; they are truly a piece of art in themselves. The fully developed lower level offers a rec room w/ a versatile gym/flex space, a 2pc bath, and a tiled mudroom/foyer w/ direct access to the heated double garage. Additional features include a Vacuflow rough-in, a snow-melt system rough-in for the driveway, and an under-the-stairs storage area at the front exterior stairs. Close to local favourites like Nove Nine Diner and Lazy Loaf & Kettle, and less than 10 minutes to Kensington, U of C, Edworthy Park, and major routes, this home balances recreation, convenience, and lifestyle. With many other homes using the same builder-grade finishing styles, it's refreshing to see a home built with real elements that are so often forgotten by buyers looking for quality building materials. Schedule your private showing today!