

# \$249,998 - 101b, 1729 31 Street Sw, Calgary

MLS® #A2247323

## \$249,998

2 Bedroom, 1.00 Bathroom, 638 sqft  
Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Brand-new legal basement suite with separate title in the highly desirable inner-city community of Shaganappi! This thoughtfully designed 637.7 sq. ft. unit features impressive 9'™ ceilings, creating an open and airy atmosphere, and a modern open-concept kitchen ideal for everyday living. In-floor heating ensures year-round comfort, while the in-suite washer and dryer add convenience. Built with quality and durability in mind, the exterior is finished with a combination of stucco and Hardie board. Enjoy a private entrance and an unbeatable location – just a 7-minute walk to Westbrook CTrain Station and minutes to Shaganappi Point Golf Course, Walmart, Shoppers, and local dining. With its separate title and independent utilities, this property offers flexibility for a variety of living arrangements, including potential multi-generational use or as a comfortable, private space for guests. Currently under construction with anticipated possession in October – a rare opportunity in a vibrant, well-connected neighbourhood! The RMS measurement is below the grade.

Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2247323  |
| Price    | \$249,998 |
| Bedrooms | 2         |



|                |                                 |
|----------------|---------------------------------|
| Bathrooms      | 1.00                            |
| Full Baths     | 1                               |
| Square Footage | 638                             |
| Acres          | 0.00                            |
| Year Built     | 2025                            |
| Type           | Residential                     |
| Sub-Type       | Row/Townhouse                   |
| Style          | Side by Side, Stacked Townhouse |
| Status         | Active                          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 101b, 1729 31 Street Sw |
| Subdivision | Shaganappi              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3C 1N2                 |

### Amenities

|           |      |
|-----------|------|
| Amenities | None |
| Parking   | None |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters, Sump Pump(s)                                     |
| Appliances        | Dishwasher, Electric Oven, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | In Floor                                                                          |
| Cooling           | None, Rough-In                                                                    |
| Has Basement      | Yes                                                                               |
| Basement          | See Remarks                                                                       |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Lot Description   | Other               |
| Roof              | Asphalt Shingle     |
| Construction      | Stucco, Wood Siding |
| Foundation        | Poured Concrete     |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 16th, 2025 |
| Zoning      | M-C1                 |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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