



Calgary-A-Mount Pleasant
521 29 Avenue NW

LP \$ 720,000
MLS #: C3631927

Status: **Under Contract** Type: Residential Attached
 DOM: 5 Style: 2 Storey
 Rms Abv Gd: 7 Year Built: 2006
 Bedrms: Above: 3/Ttl: 4 Basement: Full
 Full/Half Baths: 2/1 Bsmnt Dev: Partly Finished
 Tot Flr SqFt: 1869.71 Total Sq M: 173.7

Welcome to a Parisian escape in the beautiful community of Mount Pleasant. The more than 2700 sq ft of total living quarters offers 4 spacious bedrooms, 3 bathrooms, 3 fireplaces and a double detached garage. A French country style gourmet kitchen with custom cabinetry, granite countertops, copper fixtures, pantry and eat-in kitchen provide for the perfect entertaining space. The master retreat has a fireplace, large walk in closet & 6 piece spa like ensuite with clawfoot tub. This home is nothing less than spectacular and won't last long.

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss: 7 days	Level	Mtr2	SqFt	
Full Baths:	0	1	0	1	0	0	Occupancy: Vacant	Main:	85.4	919.25	
Enst Baths:		0	0	0	0	1		Uppr:	88.3	950.46	
Addl Rms:	Finish Levels: 3						Garage Dim:	AbGd:	173.7	1869.71	
Fin Fpl/Rgh:	3/	Fplc Fuel: Gas Only					Elem Schl:	www.cbe.ab.ca	Lowr:	85.0	914.94
Fireplace:	Mantel						Middle Schl:	www.cbe.ab.ca	BIGd:	85.0	914.94
Parking:	Double Garage Detached						High Schl:	www.cbe.ab.ca	Total A.G:	173.7	1,869.71

Living Room:	4.57x3.05	M	Master Bdrm:	4.57x3.96	U
Dining Room:	3.66x2.74	M	Bedrm 2:	3.02x3.66	U
Kitchen:	4.47x4.04	M	Bedrm 3:	2.97x3.66	U
Family Room:	4.78x3	M	Bedrm 4:	3.40x4.78	L
Den:			Recreation Room	4.88x3.81	L

Bonus Room:

Flooring:	Hardwood, Carpet, Slate	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stucco, Brick	Remodel:	
Site Influen:	Landscaped, Playground Nearby, Schools, Shopping Nearby	Features:	Balcony, Ceiling 9 ft., Closet Organizers, Deck, Vaulted Ceiling
Goods Incl:	Alarm/Security System, Dryer, Dishwasher-Built-In, Hood Fan, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Freezer, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings-All	Amenities:	
Warranty:	None	Restrict:	N-KNW
Front Exposure:	N	Goods Excl:	

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/2			
Reg Size:				

Total Lot M2:	280.0	Lot Dimen:	
Frontage:	7.6	Lot Shape:	Rectangular
Depth:		Zoning:	R-C2
Conform:		Front Expos:	N

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 4,195 - 2014	Local Improve	