

# \$649,800 - 101, 1729 31 Street Sw, Calgary

MLS® #A2244105

## \$649,800

4 Bedroom, 2.00 Bathroom, 1,621 sqft  
Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Experience modern urban living in this brand-new townhouse in the highly desirable community of Shaganappi! Situated in a prime location, youâ€™re just a 7-minute walk to EB Westbrook CTrain Station, providing quick access to downtown and beyond. Nearby, enjoy the Shaganappi Point Golf Course, as well as shopping and dining options including Walmart, Shoppers Drug Mart, McDonaldâ€™s, and more. Offering 1,621.3 sq.ft. of thoughtfully designed living space, this 4-bedroom, 3.5-bathroom home is currently under construction, with an estimated possession in October 2025 (negotiable). This is a rare opportunity to own a never-lived-in property in one of Calgaryâ€™s most convenient inner-city locations. The main floor features a bright, open-concept layout where the kitchen, dining, and living areas flow seamlessly together â€” perfect for both relaxed everyday living and entertaining guests. On the second floor, youâ€™ll find three well-sized bedrooms and two full bathrooms, ideal for family members, guests, or a dedicated home office. The third floor is dedicated to the primary suite and bonus room, offering a private retreat complete with a walk-in closet and a spacious ensuite. This top-floor layout ensures maximum privacy and an elevated sense of space. Enjoy outdoor living on the impressive 10â€™6â€• Ã— 20â€™5â€• patio, perfect for summer gatherings and BBQs. The exterior showcases a sleek combination of woodboard and stucco,



creating a modern and attractive curb appeal. Low condo fees make ownership even more appealing. Donâ€™t miss your chance to own a brand-new home in an established, amenity-rich neighborhood. Contact your Realtor today to learn more about this exciting opportunity and secure your new address in Shaganappi! Don't forget to talk to your accountant about the GST new housing rebate.

Built in 2025

**Essential Information**

MLS® #	A2244105
Price	\$649,800
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,621
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Active

**Community Information**

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

**Amenities**

Amenities	None
Parking Spaces	1

Parking	Assigned, Single Garage Detached
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Oven, Electric Stove, Washer/Dryer
Heating	Forced Air
Cooling	None, Rough-In
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior Features	Balcony
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 11th, 2025
Zoning	M-C1

### Listing Details

Listing Office	TrustPro Realty
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