

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

MLS® #A2247749

\$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.

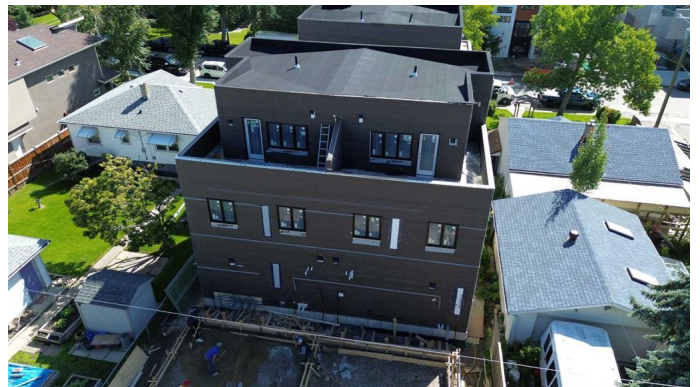
Built in 2025

Essential Information

MLS® # A2247749

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	1 and Half Storey, Side by Side
Status	Active

Community Information

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

Amenities

Amenities	None
Parking	None

Interior

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

Exterior

Exterior Features	None
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
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Days on Market	3
Zoning	M-C1

Listing Details

Listing Office	TrustPro Realty
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