$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 9â€™ 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 â€” 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 â€” 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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.