$868,000 - 101, 1729 31 Street Sw, Calgary

MLS® #A2255993

$868,000
6 Bedroom, 5.00 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 6-bedroom, 4.5-bathroom home is currently under construction, with an estimated possession in November 2025 (negotiable). This is a rare opportunity to own a never-lived-in property in one of Calgaryâ€™s most convenient inner-city locations.
One of the biggest highlights of this property is the fully legal secondary suite â€” a feature that not only provides potential rental income to help offset mortgage costs but also offers ultimate flexibility for multi-generational living, a private space for guests, or even a dedicated home office/studio. With separate entrance, kitchen, bathroom, and living space, the suite is designed to deliver privacy and functionality for both you and your tenants.
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. The home will feature luxury finishing throughout, including premium cabinetry,

designer fixtures, and high-quality flooring that elevate the space.
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, luxury-finished home with a fully legal secondary suite â€” giving you rental potential, lifestyle flexibility, and long-term value â€ all in an established, amenity-rich neighborhood. Contact your Realtor today to learn more about this exciting opportunity and secure your new address in Shaganappi! And donâ€™t forget to talk to your accountant about the GST new housing rebate.

Built in 2025

Essential Information

MLS® #	A2255993
Price	$868,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,621
Acres	0.00
Year Built	2025

Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, 3 Storey
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	Open Floorplan, Quartz Counters, Sump Pump(s)
Appliances	Dishwasher, Range, Range Hood, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	None, Rough-In
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Up To Grade

Exterior

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

Additional Information

Date Listed	September 21st, 2025
Days on Market	29
Zoning	M-C1

Listing Details

Listing Office TrustPro Realty

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