

# \$899,500 - 2421 29 Avenue Sw, Calgary

MLS® #A2228912

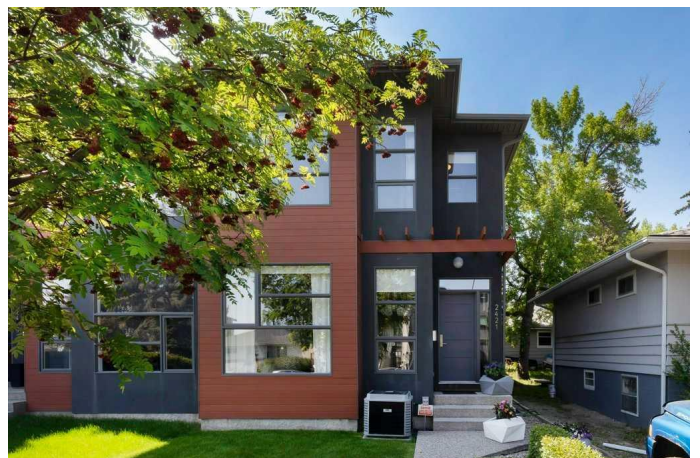
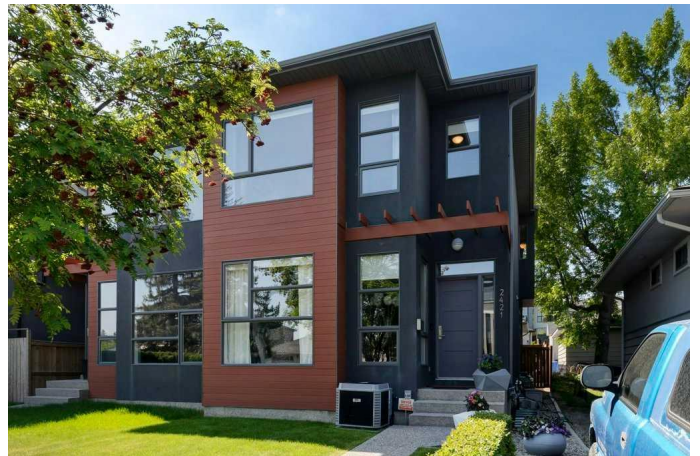
**\$899,500**

4 Bedroom, 4.00 Bathroom, 1,981 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

There is something special about living in a vibrant, inner city community within walking distance to all that Marda loop is offering, pubs, restaurants, groceries ,boutiques and fitness studios, close schools, shopping and a quick commute to work downtown. Built on a quiet street with no thru traffic this contemporary inner city homes offers over 2800 square feet of living space, a lovely courtyard like back yard and a double detached garage. Wide plank walnut floors invite you into the open main floor plan with a lovely dining room, open kitchen with center island , contemporary cabinets in walnut and white, Corian countertops and high end appliances. The living room in the back of the house offers a floor to ceiling tiled fireplace and many south facing window, a mud room back entrance and 2 piece powder room complete the main floor. All this is with smooth finished 9 foot ceilings . Up the carpeted stairs are 3 bedrooms the master with a luxury spa like bathroom with separate vanities as well as shower and tub, and walk in closet. the remaining 2 bedrooms share a 4 piece bathroom as well as laundry is upstairs. The lower level all professionally developed also has 9 foot ceilings and is designed with a great entertainment , family room space, a 3 piece bath and the ultimate in guest room accommodations with its own bed sitting room combination . The house has forced air heat upstairs, in floor heat in the lower level and central ac, making it your perfect new home.



Built in 2008

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2228912               |
| Price          | \$899,500              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,981                  |
| Acres          | 0.07                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2421 29 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1P1           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Built-In Refrigerator, Dishwasher, Gas Stove, Microwave, Range Hood, Washer/Dryer Stacked                           |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                   |
| Cooling           | Central Air                                                                                                         |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas, Tile      |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                                      |
| Lot Description   | Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Stucco, Wood Frame                                                                              |
| Foundation        | Poured Concrete                                                                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 82              |
| Zoning         | R-CG            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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