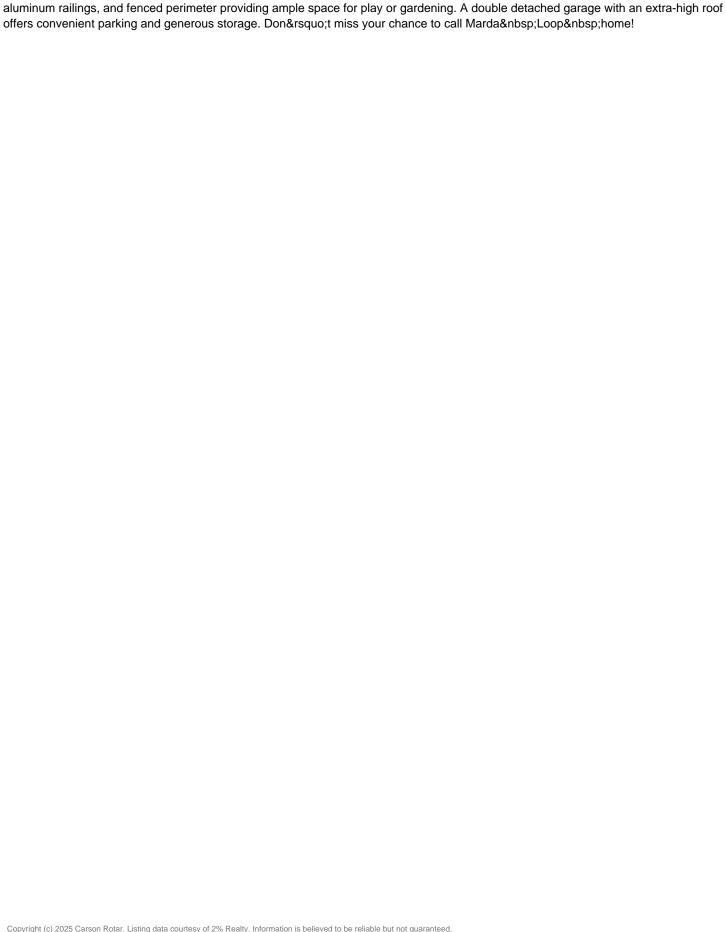
1629 29 Avenue SW Calgary, Alberta

MLS # A2261580

\$799,000

		Division:	South Calgary		
		Type:	Residential/House		
		Style:	2 Storey		
		Size:	1,749 sq.ft.	Age:	1989 (36 yrs old)
		Beds:	3	Baths:	3 full / 1 half
		Garage:	Double Garage Det	ached	
		Lot Size:	0.07 Acre		
		Lot Feat:	Back Lane, Low Ma	intenance L	andscape
Heating:	Forced Air		Water:	-	
Floors:	Ceramic Tile, Hardwood, Vinyl Plank		Sewer:	-	
Roof:	Asphalt Shingle		Condo Fee	-	
Basement:	Finished, Full		LLD:	-	
Exterior:	Vinyl Siding, Wood Frame		Zoning:	R-CG	
Foundation:	Wood		Utilities:	-	
Features:	Open Floorplan				
Inclusions:	na				

Just one block from South Calgary Park, this beautifully Detached home combines modern comfort with timeless charm. The park features a bike pump track, city swimming pool, public library, beach volleyball courts, and enclosed winter rinks—all just steps away. Meticulously maintained, the home features numerous recent improvements, including new class 4 shingle roof (Apr 2025), energy efficient triple-pane low-E vinyl casement windows, fiberglass doors and jambs, solid hardwood on upper level and stairway (2023), new basement flooring (2023), and full suite of stainless steel appliances (replaced 2024–25). The raised foundation was engineered with drainage in mind, elevating the basement at street grade level for a dry, durable structure. From north-facing bedroom windows, enjoy a partial downtown skyline view. Inside, the main floor is filled with natural light from large windows that showcase the solid hardwood floors throughout, which can be refinished to restore original polish. A natural-gas fireplace with blower fan warms the den, while a highly functional kitchen features granite countertops, upgraded oak cabinetry, soft-close drawers, an attached pantry, and under-cabinet lighting. Upstairs, the spacious primary suite offers a double closet and a walk-in closet, along with a luxurious 5-piece en-suite with glass shower and free-standing soaker tub. A second large bedroom includes a private 4-piece en-suite and ample closet space. Additional highlights include dual-flush toilets, bathroom timers, custom closet organizers, Bosch laundry on the upper-level, and a built-in VacuFlo central vacuum system. A separate side entry provides potential to legally suite the basement (subject to city approvals). The fully developed lower level features recently installed vinyl plank flooring throughout and includes a large rec room with bar, bedroom,



office, and 3-piece bath. Outdoors, enjoy a south-facing, low-maintenance backyard with a composite "Trex" deck,