

**2122 29 Avenue SW**  
**Calgary, Alberta**

**MLS # A2291392**



**\$2,199,000**

|                  |                                                                      |               |                  |
|------------------|----------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Richmond                                                             |               |                  |
| <b>Type:</b>     | Residential/House                                                    |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                                   |               |                  |
| <b>Size:</b>     | 3,377 sq.ft.                                                         | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 4                                                                    | <b>Baths:</b> | 3 full / 2 half  |
| <b>Garage:</b>   | Double Garage Detached                                               |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                                            |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Views |               |                  |

|                    |                                      |                   |      |
|--------------------|--------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile                       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Stucco, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -    |

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Pot filler, 2 paneled beverage fridges (dining room), beverage fridge (basement), wine fridge (wine room).

OPEN HOUSE SATURDAY, MARCH 28TH FROM 2-5 PM & SUNDAY, MARCH 29TH FROM NOON - 2 PM. Perched on coveted 29th Avenue with UNPARALLELED CITY, DOWNTOWN & MOUNTAIN VIEWS amongst multi-million dollar homes, this exquisite, brand new 3+1 bedroom home is situated on a 33'x125' lot & exudes the epitome of luxury, offering over 4500 sq ft of developed living space. The open, airy main level presents engineered hardwood floors, lofty ceilings & chic light fixtures, showcasing a grand foyer with floor to ceiling Rift cut oak cabinets & textured feature wall that leads to a kitchen that's impeccably finished with chamomile butter quartz counter tops, large island/eating bar, fluted cabinets with spice drawers, corrugated tile backsplash, convenient pot filler & stainless steel appliance package. A walk-in butler pantry with extra utility sink & extra storage that's perfect for storing small appliances is an added convenience. The spacious dining area with built-in hutch & 2 paneled beverage fridges, provides ample space to host family & friends. The living room is anchored by a feature fireplace & wainscoted feature wall. Completing the main level, is a handy mudroom with hexagon tile floors, built-in cabinets & hooks plus a 2 piece powder room. An elegant open riser staircase with glass inserts leads to the second level that hosts 3 bedrooms, a 5 piece main bath & laundry room with sink, lots of storage & hanging racks. The primary retreat is a true private oasis, featuring a sitting area with cozy double sided fireplace, to-die-for walk-in closet with laundry room access & zen-like 6 piece ensuite with heated floors, large vanity with dual sinks, relaxing freestanding soaker tub & rejuvenating steam shower. A third level loft with magnificent feature wall, wet bar & access to north & south decks with UNMATCHED MOUNTAIN VIEWS plus CITY &

DOWNTOWN VISTAS is the ideal space for entertaining. A den/study area & 2 piece powder room are the finishing touches to the third level. Basement development includes a large family/media room with wet bar & charming wine room – perfect for game or movie night. A dedicated home gym with glass doors, epoxy flooring, mirrored wall & electrical for a TV delivers the perfect setting early morning workouts. The fourth bedroom with walk-in closet & large spa-like 3 piece bath with steam shower complete the basement. Other notable features include built-in speakers on each level, wainscoting detail throughout plus roughed in A/C. Outside, enjoy aggregate walk-ways & private back yard with patio & access to the double detached garage with rough in for heat.. This outstanding inner city home is located close to trendy Marda Loop, excellent schools, shopping, public transit & has easy access to 33rd & 26th Avenues & Crowchild Trail.