

3, 1536 29 Avenue SW
Calgary, Alberta

MLS # A2210260

\$800,000

Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,459 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Mixed, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

****AIRBNB FRIENDLY!**** Welcome home to your stylish and spacious townhome that blends clean contemporary design with thoughtful functionality, right in the heart of the city. This front-facing unit offers excellent curb appeal with a fully fenced patio and private entrance, perfect for morning coffee or evening chats with neighbours. Step inside and you'll find a bright, open-concept main floor with oversized windows, sleek finishes, and a beautifully designed kitchen and living space ideal for entertaining. A convenient 2-piece bath completes this level. Upstairs, two generously sized bedrooms each offer their own private ensuites – including a luxurious 5-piece ensuite with dual sinks, a soaker tub, and a walk-in shower in the primary suite. A full 4-piece ensuite in the second bedroom adds privacy and convenience for guests or roommates. The fully finished lower level adds impressive versatility with a third bedroom, full 4-piece bath, and a welcoming family room complete with a built-in wet bar. Custom shelving and a built-in desk area provide the perfect space for a home office, study nook, or media setup. Additional features include central A/C for year-round comfort, a single detached garage, and designer touches throughout like upgraded cabinetry, modern black hardware, and sleek tile work. Located in a vibrant, walkable neighbourhood close to local amenities, parks, cafes, and transit, this is low-maintenance inner-city living at its best. Whether you're a professional, a small family, or a savvy investor, this is the perfect place to call home. (Seller will sell fully finished ready for short-term rental at additional cost)