

# \$1,459,000 - 2204 29 Avenue Sw, Calgary

MLS® #A2203181

**\$1,459,000**

5 Bedroom, 6.00 Bathroom, 2,666 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

**\*\* OPEN HOUSE: Saturday, June 28th 2-4pm**

**\*\*** Nestled in one of Calgary's most desirable communities, this luxurious, modern home offers the perfect blend of sophisticated design and functional living spaces. Upon entry, youâ€™re welcomed into a spacious formal dining room, ideal for entertaining. The chefâ€™s kitchen is a dream, featuring a massive central island, sleek quartz countertops, top-of-the-line appliances, and ceiling-height cabinetry that provides ample storage. The open-concept living room, anchored by a beautiful gas fireplace with built-ins, creates a warm, inviting atmosphere, and the patio doors lead to the back deck, perfect for seamless indoor/outdoor living. A convenient mudroom and elegant powder room complete the main level. Upstairs, the primary suite offers a tranquil retreat, with an ensuite bathroom showcasing a walk-in shower, soaking tub, dual vanity, and in-floor heating. A spacious walk-in closet adds to the luxury. Additional 2 bedrooms features its own walk-in closet and 3 piece ensuite bathrooms. The top level is an entertainerâ€™s dream, with a bright open living area leading to a private balcony boasting stunning views, and a secondary primary bedroom with an ensuite and dual walk-in closetsâ€”one for her and one for him. The fully finished basement provides even more living space, including a huge recreation room complete with a built-in media center and wet bar, perfect for movie nights or entertaining. An additional office



space and ample storage under the stairs add convenience, while the bedroom with a walk-in closet offers privacy and comfort. A full bathroom in the basement completes this level, ensuring a truly versatile layout. Outside, the home is complemented by a double-detached garage, offering secure parking and extra storage. Located in the vibrant South Calgary, this home offers unparalleled luxury, functional space, and access to parks, shops, restaurants, and top-rated schools. This exceptional property is the perfect blend of modern design and comfort—don't miss out on the opportunity to make it yours.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203181    |
| Price          | \$1,459,000 |
| Bedrooms       | 5           |
| Bathrooms      | 6.00        |
| Full Baths     | 5           |
| Half Baths     | 1           |
| Square Footage | 2,666       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2204 29 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1N7           |

## Amenities

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

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Chandelier, Closet Organizers |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s)   |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Stucco  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 100              |
| Zoning         | R-C2             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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