

\$875,000 - 1910 29 Avenue Sw, Calgary

MLS® #A2090215

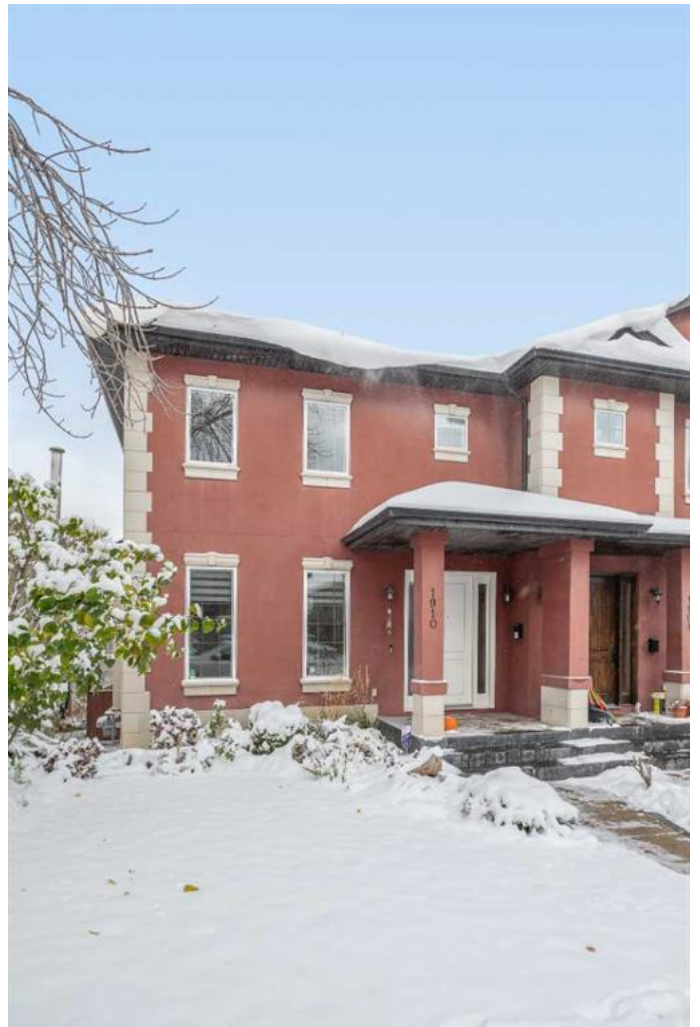
\$875,000

4 Bedroom, 4.00 Bathroom, 1,811 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Experience the sheer delight of **BREATHTAKING CITY VIEWS** from this impeccably upgraded and meticulously maintained 3+1 bedroom residence with a **FULLY DEVELOPED WALK-OUT BASEMENT**. Nestled on sought-after 29th Avenue in South Calgary, this home boasts over 2,600 square feet of exquisitely designed living space. As you step onto the main floor, you'll be greeted by gleaming hardwood floors, soaring 9-foot ceilings, and tastefully appointed light fixtures. The front living room, anchored by a captivating feature fireplace and adorned with elegant stained-glass windows, sets the tone for an elegant and inviting atmosphere. Just a few steps away, the formal dining room offers ample space for entertaining, making it perfect for hosting gatherings and special occasions. The kitchen is a culinary enthusiast's dream, featuring granite countertops, an island with eating bar, generous storage space, including deep drawers, high-end stainless steel appliances, and a cozy area for casual dining. A convenient 2-piece powder room completes the main level. The second level continues to impress with its hardwood floors and lofty ceilings. Here, you'll find three well-appointed bedrooms, a 4-piece Jack & Jill bathroom, and a laundry room equipped with a sink and storage. The primary bedroom, with French and a Juliet balcony with panoramic views, boasts a spacious walk-in closet and a private 4-piece ensuite with a soothing jetted tub and



a separate shower. The basement is an entertainer's haven, featuring 9-foot ceilings, hardwood floors with in-floor heating, a generously sized family room, a versatile media room that could also serve as an office, a fourth bedroom, a 4-piece bathroom, and a practical mudroom with excellent storage solutions. This home is adorned with fresh paint on both the main and second levels, complemented by beautiful window coverings, central air conditioning, and convenient phantom screens throughout. The exterior has been attractively maintained, featuring acrylic stucco, a new roof installed in 2022, added roof insulation, and a fully fenced yard, freshly painted in 2022. Step outside to enjoy the upper and lower decks, both equipped with gas lines for your outdoor cooking needs. The property also boasts a double detached garage with a spacious loft area, offering endless possibilities for use, whether it be for storage, an office, studio, or workshop. The location is unbeatable, with proximity to the Marda Loop Community Association, scenic River Park, vibrant Marda Loop shopping and dining district, top-notch schools, public transit options, and an easy commute to downtown via 14th Street. This property offers the epitome of urban living with fantastic neighbors in a picturesque and serene setting.

Built in 2003

Essential Information

MLS® #	A2090215
Price	\$875,000
Sold Price	\$830,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,811

Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1910 29 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1N1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garburator, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame



Foundation	Poured Concrete
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Additional Information

Date Listed	October 27th, 2023
Date Sold	November 15th, 2023
Days on Market	19
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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