

\$995,000 - 2115 29 Avenue Sw, Calgary

MLS® #A2100792

\$995,000

2 Bedroom, 3.00 Bathroom, 1,990 sqft

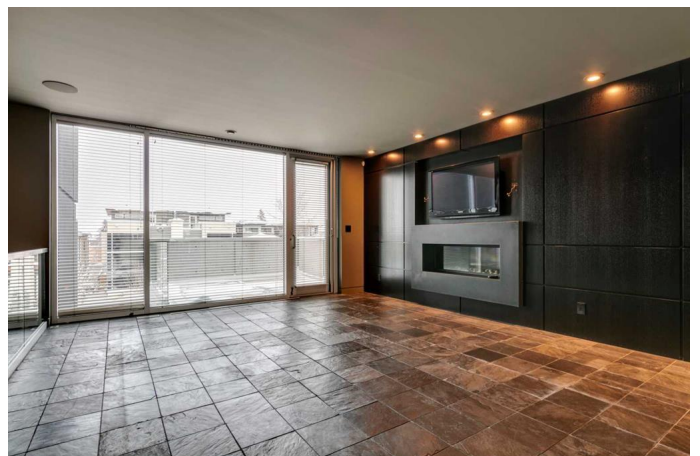
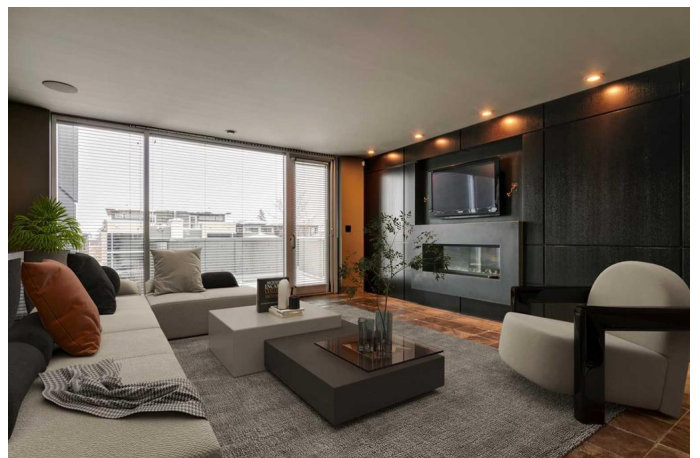
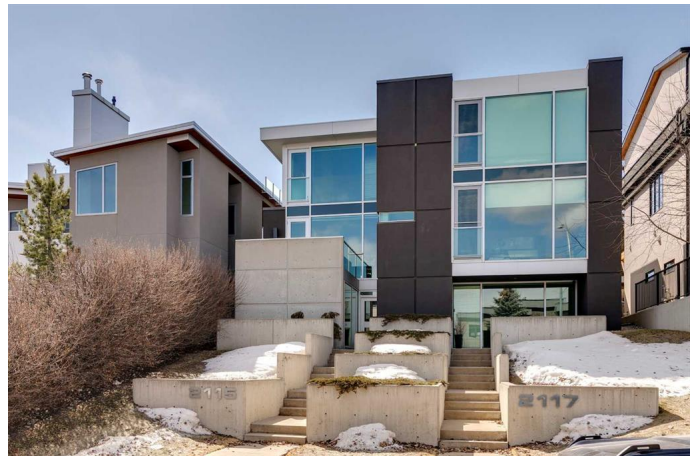
Residential on 0.07 Acres

Richmond, Calgary, Alberta

STUNNING ARCHITECTURAL

TOWNHOME—ideal for singles, couples and empty nesters. Built to commercial standards with architecture and design by Walker McKinley (mckinleystudios). Located at the highest point in the SW inner-city with panoramic city views to the north and mountain views to the south. Commercial windows throughout.

Extensive use of architectural concrete. ICF concrete common wall. Carefully tailored millwork including integrated drywall baseboards. Some of the interior finishings have and deteriorated in the past years and it is now time for some TLC and upgrades—a perfect situation for an astute buyer. The main floor features a plan that is completely open front to back. The living room has a fully paneled feature wall with ribbon-gas fireplace and access out to a private front terrace. Sleek Kitchen with island, paneled ceiling and walk-in pantry. Dining room has built-ins that offer excellent storage. A discreet 2 piece powder room. completes the main. Step down to the south exposure courtyard garden. The upper level is entirely devoted to the primary suite and includes a spacious bedroom (downtown views), large walk-in closet plus extra built-ins, 4 piece ensuite (walk-in shower with natural light plus a dedicated bathing room), sunny and spacious den (mountain views) and a private balcony with diffused glass panels. The lower level has an entry hall, guest bedroom with 3 piece ensuite bath,



laundry and storage. The oversized single attached garage is finished to house standards and has lots of rooms for bikes and toys. Perfect inner-city location...walking distance to endless amenities and minutes to downtown.

Built in 2003

Essential Information

MLS® #	A2100792
Price	\$995,000
Sold Price	\$965,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,990
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2115 29 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1N6

Amenities

Parking Spaces	1
Parking	Oversized, Rear Drive, Single Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Open Floorplan, Pantry
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Appliances	Built-In Refrigerator, Dishwasher, Dryer, Gas Stove, Washer
Heating	In Floor
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Private
Roof	Membrane
Construction	ICFs (Insulated Concrete Forms), Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 18th, 2024
Date Sold	April 22nd, 2024
Days on Market	95
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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