

\$1,399,000 - 2008 29 Avenue Sw, Calgary

MLS® #A2101311

\$1,399,000

4 Bedroom, 5.00 Bathroom, 2,472 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Panoramic city views from this brand new 3+1 bedroom home situated on highly coveted 29th Avenue, built by Willow Haven Homes & exquisitely designed by Amanda Hamilton, offering over 3,300 sq ft of living space including a FULLY DEVELOPED WALK-OUT BASEMENT. The open main level is an entertainer's dream, presenting hardwood floors, high ceilings & an abundance of natural light, showcasing a front formal dining area which flows effortlessly into the kitchen tastefully finished with quartz counter tops, large island/eating bar, plenty of storage (including pantry) & a high-end stainless steel appliance package. The living room with stunning feature fireplace is open to the kitchen. A 2 piece powder room completes the main level. The second level hosts 3 bedrooms, a 4 piece main bath & laundry room with sink. The spacious primary bedroom features a walk-in closet with organizers & luxurious 5 piece ensuite with heated floors, relaxing freestanding soaker tub & oversized shower (roughed-in for steam feature). Enjoy unprecedented views from the top level which includes a loft area with wet bar, 3 piece bath & access to the terrace – perfect for catching downtown views & evening gatherings. The fully developed walk-out basement is roughed in for heated floors & boasts a family/media room with wet bar. The finishing touches to the basement are a fourth bedroom, 4 piece bath & mudroom. Further features include roughed in air conditioning & roughed in for steam



shower. The location canâ€™t be beat â€” close to vibrant Marda Loop, River Park, excellent schools, shopping, public transit & just minutes to the downtown core via 14th Street.

Built in 2023

Essential Information

MLS® #	A2101311
Price	\$1,399,000
Sold Price	\$1,385,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,472
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	2008 29 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1N3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking
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	Home, Open Floorplan, P Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Freezer, Range Hood, Refrigerator, W
Heating	In Floor, Forced Air, Natural G
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out



Exterior

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

Additional Information

Date Listed	January 15th, 2024
Date Sold	May 7th, 2024
Days on Market	113
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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