

\$875,000 - 2412 29 Avenue Sw, Calgary

MLS® #A2113166

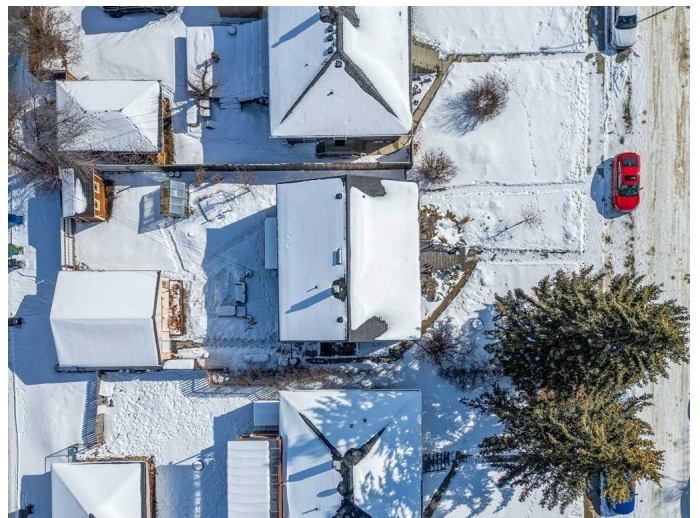
\$875,000

4 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.14 Acres

Richmond, Calgary, Alberta

Welcome to your new development / investment opportunity nestled close to Marda Loop, where prime location meets endless potential! This 50' x 125' R-C2 lot, and this captivating bi-level residence offers a rare chance to own a piece of real estate gold. Situated on a generous lot, this property is a haven for savvy developers and investors and those seeking multifaceted living arrangements alike. Located on a quiet street ending in a cul-de-sac, and real alley access. Step inside to discover the upper level, where charm and comfort converge seamlessly. Boasting three inviting bedrooms, each providing a quiet retreat, this space is designed to cater to your every need. The well-appointed kitchen, adorned with plentiful storage solutions, invites culinary adventures and memorable gatherings. Completing the upper level is a convenient 4-piece bathroom, ensuring both functionality and style. Venture downstairs, with separate entrance on both east and west sides of the home. Featuring its own kitchen, bedroom, and a sprawling rec room destined for comfort. Practicality, with a vast laundry/storage room, providing ample space for organization and convenience. This level offers versatility and independence, making it an ideal rental opportunity or a private retreat for extended family members. Outside, a sprawling, fenced yard enveloped in lush greenery, offering a canvas for your gardening aspirations. A charming shed and greenhouse for your green thumb. For the



automotive enthusiast or hobbyist, a detached double garage provides ample space for storage and tinkering. Embrace the sense of community and convenience that Richmond offers, with amenities such as an ice rink, parks, playgrounds, and a K-6 school just moments away. Easy access to Crowchild Trail ensures seamless connectivity to the rest of the city, while the vibrant and eclectic Marda Loop neighborhood beckons with its array of shops, restaurants, and cultural experiences. Don't miss your chance to own this exceptional property, where potential meets unparalleled comfort and charm.

Built in 1952

Essential Information

MLS® #	A2113166
Price	\$875,000
Sold Price	\$915,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,004
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2412 29 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1N9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, Laminate Counters, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Decorative, Free Standing, Metal, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, No Neighbours Behind, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2024
Date Sold	March 13th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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