

\$779,900 - 1631 29 Avenue Sw, Calgary

MLS® #A2142292

\$779,900

2 Bedroom, 3.00 Bathroom, 1,745 sqft
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Welcome to your dream home! This charming 2-bedroom, 2.5 bathroom, plus office residence, nestled in the vibrant community of South Calgary, offers the perfect blend of modern amenities and cozy living. With its prime location, just minutes away from downtown, this detached house is a true gem, perfect for both professionals and families looking for convenience and comfort. Step inside, and you'll immediately notice the open and airy feel of the main living area. The spacious living room features large windows that flood the space with natural light, creating a bright and cheerful atmosphere. The neutral color palette and high-quality hardwood flooring add a touch of elegance to the room, making it the perfect place to relax or entertain guests. The heart of this home is undoubtedly the modern kitchen. It features sleek, stainless-steel appliances, including a refrigerator, induction stove, oven, and dishwasher. The ample counter space, complemented by beautiful quartz countertops, provides plenty of room for meal preparation. The kitchen also includes a large island with additional seating, perfect for casual breakfasts or quick snacks. Custom cabinetry offers abundant storage space, keeping all your kitchen essentials organized and within reach. This home features two generously sized bedrooms, each with its own unique charm. The master bedroom is a true retreat, offering a peaceful sanctuary at the end of the day. It includes a large walk-in



closet and an en-suite bathroom with shower, and double vanity. The modern fixtures and stylish finishes create a spa-like atmosphere, perfect for unwinding after a long day. The second bedroom is equally spacious and bright with views of downtown, ample closet space and second ensuite bath. The backyard of this property is a true oasis. It features a spacious new deck, ideal for outdoor dining and summer barbecues. The well-maintained yard offers plenty of space for children to play or for you to create your dream garden. The yard is fully fenced, providing privacy and security for your family and pets. One of the most appealing aspects of this home is its location in the desirable South Calgary community, 5 minutesâ€™ drive to downtown and walking distance from Cspace which hosts weekend farmers markets, South Calgary Outdoor Pool, Our Daily Brett, Hot Shop, YYC cycle, Pharm, Marda Loop Brewery, Avitus, La Hacienda and much more! The unfinished basement is a blank canvas ready for your custom design. Original Poly B plumbing has been replaced throughout the house. Additionally, the wood frame foundation has recently been inspected, and an engineering report is available for prospective buyers.

Built in 1989

Essential Information

MLS® #	A2142292
Price	\$779,900
Sold Price	\$750,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,745
Acres	0.07

Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1631 29 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1M6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Freezer, Induction Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	June 22nd, 2024
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Date Sold	September 3rd, 2024
Days on Market	73
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office City Homes Realty

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