

# \$680,000 - 220 29 Avenue Nw, Calgary

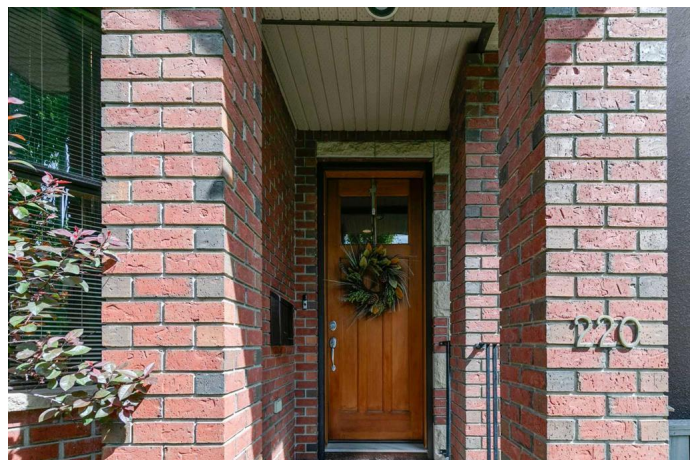
MLS® #A2142966

**\$680,000**

3 Bedroom, 4.00 Bathroom, 1,600 sqft  
Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

JUST LISTED IN TUXEDO PARK! An amazing fully finished 2 storey with 3 bedrooms, 4 bathrooms, and a great CENTRAL LOCATION! Only 10 minute drive to downtown, 7 minute drive to Nose Hill Park, 12 minute walk to Confederation Park. Located on a QUIET STREET LOCATION with nearly 2400 SF OF LIVING SPACE and numerous GREAT SCHOOLS IN WALKING DISTANCE. The double detached garage is large enough to fit any sized truck. This home has an AMAZING FLOOR PLAN and has been WELL MAINTAINED. Front living room with HIGH 9'™ CEILINGS, gorgeous built-in cabinets, HARDWOOD FLOORING, and cozy gas fireplace. Good sized kitchen with plenty of cabinetry, GAS STOVE, GRANITE COUNTERTOPS, and dining room area for those large family gatherings. Beautiful IRON SPINDLE RAILING leads to the upper level where you'll find 2 LARGE BEDROOMS EACH WITH THEIR OWN ENSUITE, work from home OFFICE AREA, and access to a private upper balcony. The lower finished level has a cozy recreational area, 3rd bedroom, 4 pce bathroom, and great storage area under the staircase. So many extras in this home - NEW ROOF (2021), ATTIC INSULATION (2016), HIGH EFFICIENT FURNACE (2017), CENTRAL AIR CONDITIONING, MICROWAVE HOOD FAN (2024), water heater (2019), huge deck, updated spare bathroom (2020), flat texture ceilings, pot lightening, rock garden and Montana River



rock (2022), landscaped beautifully, the list goes on and on! \$680,000. If youâ€™re looking for a property that has been WELL MAINTAINED and CENTRALLY LOCATED then this is it! Book your showing today as this property shows beautifully, is priced to sell and will not last long!

Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2142966    |
| Price          | \$680,000   |
| Sold Price     | \$793,500   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,600       |
| Acres          | 0.07        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 220 29 Avenue Nw |
| Subdivision | Tuxedo Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 2M1          |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings               |
| Heating           | Forced Air                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                              |

## Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Permeable Paving, Private Entrance, Private Yard                                       |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Landscaped, Level, Private |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Brick, Stucco, Wood Frame                                                              |
| Foundation        | Poured Concrete                                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2024 |
| Date Sold      | June 25th, 2024 |
| Days on Market | 4               |
| Zoning         | R-C2            |
| HOA Fees       | 0.00            |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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