

# \$999,900 - 2212 29 Avenue Sw, Calgary

MLS® #A2165339

**\$999,900**

4 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 0.14 Acres

Richmond, Calgary, Alberta

Attention Developers, Builders, and Investors. R-C2 zoning, 50 ft x 125 ft lot. Prime location in Calgary's inner city south community! Easy access to vibrant Marda Loop, excellent schools, shopping, trendy restaurants, public transit and a quick commute to the downtown core. Upon entering this bungalow, you'll find yourself in the spacious living room flowing into the dining room and kitchen. The main floor also features two spacious bedrooms and a 4-piece bathroom. With direct access to the rear deck from one of the rooms. From the kitchen, you'll find a private door with access to the backyard where you can make your way down to the laundry room or basement suite. The basement features a legal suite with a separate entrance accessed from the back yard. A spacious floorplan with newer egress windows with a full kitchen, family room, two bedrooms and 4-piece bathroom. A double oversized garage with a workshop enhances the property's functionality, with a landscaped yard, this lot holds promise for future expansion or development. Situated on a quiet street, you can relish tranquility while maintaining close proximity to essential amenities and nearby parks. Recent improvements include new windows (2021), roof (2021), furnace (2020), and hot water tank (2020). Schedule a showing today!

Built in 1954



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2165339    |
| Price          | \$999,900   |
| Sold Price     | \$950,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 942         |
| Acres          | 0.14        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2212 29 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1N7           |

## Amenities

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

## Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Separate Entrance |
| Appliances        | Dryer, Washer, Window Coverings                     |
| Heating           | Forced Air                                          |
| Cooling           | None                                                |
| Has Basement      | Yes                                                 |
| Basement          | Full, Separate/Exterior Entry, Finished, Suite      |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Entrance                             |
| Lot Description   | Back Lane, Lawn, Landscaped, Rectangular Lot |
| Roof              | Metal                                        |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stucco, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2024 |
| Date Sold      | December 3rd, 2024   |
| Days on Market | 73                   |
| Zoning         | R-C2                 |
| HOA Fees       | 0.00                 |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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