

\$319,900 - 103, 1634 29 Avenue Sw, Calgary

MLS® #A2170425

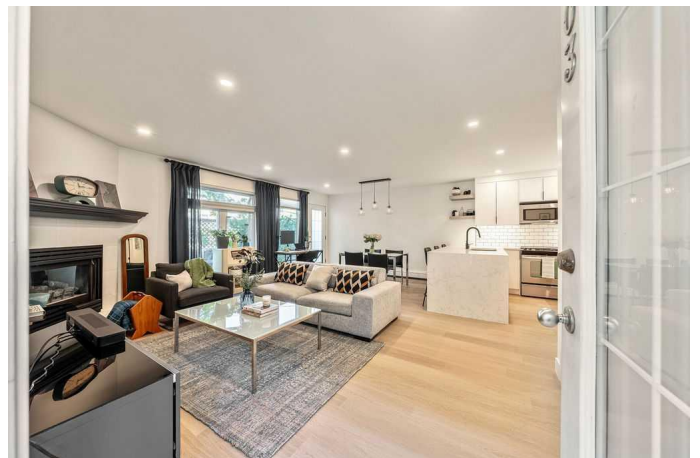
\$319,900

1 Bedroom, 1.00 Bathroom, 726 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to this beautifully renovated 1 bed/1 bath home, located on one of the best streets in South Calgary. Just steps away from the vibrant C-Space Arts Centre, South Calgary Park with beach volleyball, tennis courts, a bike track, and the South Calgary Pool, this location is unmatched. You're also a short stroll from the popular Our Daily Brett Café and the shops and restaurants of Marda Loop, while the lively 17th Ave SW entertainment district is just a 15-minute walk away, and the downtown core is easily accessible for a quick commute. This unit offers the unique advantage of direct exterior access, a spacious open-concept layout, generous closet space, and a large, comfortable bedroom. Fully modernized with fresh paint, enhanced sound insulation, level 5 flat ceilings with gallery-style pot lights, and a custom Scandinavian-inspired kitchen featuring high-end quartz countertops and under-cabinet lighting, every detail has been carefully curated. The bathroom boasts a luxurious 6-foot soaker tub with both rain and hand shower fixtures, complemented by quartz counters. Throughout the home, you'll find new white oak luxury vinyl plank (LVP) flooring, adding warmth and style. The true showstopper is the expansive 15x25 foot patio (exclusive use), perched high above the back alley—a tranquil and sunny retreat, perfect for relaxing, entertaining, or urban gardening. King Edward Mansion is a boutique 8-unit condo building with long-term owners, a



well-managed board, a healthy reserve fund, and exceptionally reasonable condo fees. The building also offers secure, communal storage space for added convenience. This rare opportunity won't last long"don't miss your chance to own this exceptional home.

Built in 1994

Essential Information

MLS® #	A2170425
Price	\$319,900
Sold Price	\$319,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	726
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	103, 1634 29 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1M5

Amenities

Amenities	Storage, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Open Floorplan, Quartz Counters, Recessed Lighting
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3
Basement	None

Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance, Rain Gutters
Lot Description	Back Lane, Landscaped
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2024
Date Sold	October 11th, 2024
Days on Market	7
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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