



GRASSROOTS
REALTY GROUP

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2421 29 Avenue SW
Calgary, Alberta

MLS # A2228912



\$929,900

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,981 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot,		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NONE

OPEN HOUSE SATURDAY JULY 5TH 1-3 There is something special about living in a vibrant, inner city community within walking distance to all that Marda loop is offering, pubs, restaurants, groceries, boutiques and fitness studios, close schools, shopping and a quick commute to work downtown. Built on a quiet street with no thru traffic this contemporary inner city home offers over 2800 square feet of living space, a lovely courtyard like back yard and a double detached garage. Wide plank walnut floors invite you into the open main floor plan with a lovely dining room, open kitchen with center island, contemporary cabinets in walnut and white, Corian countertops and high end appliances. The living room in the back of the house offers a floor to ceiling tiled fireplace and many south facing windows, a mud room back entrance and 2 piece powder room complete the main floor. All this is with smooth finished 9 foot ceilings. Up the carpeted stairs are 3 bedrooms the master with a luxury spa like bathroom with separate vanities as well as shower and tub, and walk in closet. The remaining 2 bedrooms share a 4 piece bathroom as well as laundry is upstairs. The lower level all professionally developed also has 9 foot ceilings and is designed with a great entertainment, family room space, a 3 piece bath and the ultimate in guest room accommodations with its own bed sitting room combination. The house has forced air heat upstairs, in floor heat in the lower level and central ac, making it your perfect new home.