



GRASSROOTS
REALTY GROUP

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1903 29 Avenue SW
Calgary, Alberta

MLS # A2255087



\$875,000

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,715 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Wood
Features:	Granite Counters, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Alarm System Hardware

Located on one of the best streets in Marda Loop, this exquisite DETACHED home offers the perfect blend of luxury, comfort, and convenience. With breathtaking CITY VIEWS 2 levels, a south-facing backyard oasis, and elegant finishes throughout, this is the home you've been waiting for! Step inside to find real oak hardwood floors on the main level, setting the tone for timeless elegance. The bright and inviting living room features a cozy fireplace while the spacious dining room offers an ideal space for entertaining. The heart of the home is the stunning, oversized kitchen, complete with a massive island, NEW Gas stove, gleaming granite countertops, white cabinetry, stylish glass tile backsplash and family room that has double doors leading to sunny south deck and yard. Whether you're hosting a gathering or enjoying a quiet meal, this kitchen delivers both functionality and beauty. Upstairs, the spacious master bedroom is a true retreat, boasting a spa-like en-suite, walk-in closet and private balcony with downtown views. A second bedroom, a well-appointed main bathroom, and the convenience of an upper-floor laundry room complete this level. Luxurious wool carpet adds warmth and comfort throughout the upstairs living spaces. The fully finished basement offers even more living space with large windows that flood the area with natural light. Here, you'll find a spacious family room, a third bedroom, a full bathroom, and ample storage. This versatile space is perfect for guests, a home office, or additional family living. Outside, SOUTH FACING backyard is a private oasis, ideal for soaking up the sun, gardening, or enjoying summer barbecues. A brand-new garage door (2024) adds to the appeal of the double detached garage, offering both convenience and peace of mind. Additional upgrades include a new furnace (2022), ensuring year-round comfort and

efficiency. Shingles 10 years old. Nestled in the highly sought-after Marda Loop community, this home is just steps from vibrant shops, trendy restaurants, parks, and top-rated schools. With an unbeatable location and impeccable features, this is a rare opportunity to own a dream home in one of Calgary's most desirable neighborhoods.