



GRASSROOTS

REALTY GROUP

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1, 1524 29 Avenue SW
Calgary, Alberta

MLS # A2291481



\$799,900

Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Front/Back		
Size:	1,303 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Oversized, Single Garage Detached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 200
Basement:	Full	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Move into the heart of South Calgary today with this brand-new, townhome that perfectly blends luxury, location, and low-maintenance living! Thoughtfully designed w/ 3 beds, 2.5 baths, and a LEGAL 1 BED SUITE (approved by the city), this is inner-city living without compromise! The interiors strike a perfect balance between modern luxury & livable design. Find high-end finishes that are rare to find at this price point — blonde wood tones, sleek custom cabinetry, and modern & thoughtful tile. Designer hardware, mid-century inspired embellishments, and a clean neutral palette give this space a fresh, elevated vibe. The kitchen is the heart of the home, designed w/ both form and function in mind. A large quartz island anchors the space w/ bar seating for casual meals or morning coffee. There's a full stainless steel appliance package, generous cabinetry, and a stylish backsplash that adds just the right amount of visual interest. It's open to the dining area and spacious living room & balcony, creating the perfect layout for hosting or just relaxing at home. And don't forget the upscale powder room, complete w/ designer lighting. Upstairs, the primary suite feels like a boutique hotel retreat w/ a PRIVATE SOUTH BALCONY, a large walk-in closet, and a modern 3-pc ensuite w/ a fully tiled walk-in shower. Two additional bedrooms and a full bathroom give you space for guests, kids, or home office! And yes, there's a laundry room upstairs, tucked conveniently between bedrooms. Downstairs is perfectly set up for a mortgage helper, additional income generator, or the perfect spot for multi-generational living w/ a LEGAL 1-BED SUITE. The modern touches flow into this space as well, w/ an open kitchen & living room space w/ ceiling-height cabinetry, stainless steel appliances, and quartz countertops, complete w/ separate laundry, a great-sized

bedroom, and a full 4-pc bathroom. There is a separate entrance to the suite for complete ease of use. The low-maintenance landscaping and a detached garage at the back are a serious bonus in the inner city. The backyard also features upright bike racks & secure CycleSafe lockers for added convenience. You're tucked into a tree-lined street in South Calgary, but just a short stroll to absolutely everything. Our Daily Brett and South Calgary Pool & library are just at the end of the street, cSPACE King Edward's arts & community programming is just a few blocks over, and all the everyday amenities in Marda Loop are w/in walking distance — Blush Lane Organic Market, Safeway, fitness studios, and an incredible lineup of restaurants. You're minutes from 17th Ave's restaurants & nightlife & a quick commute to downtown! Located within the catchment area for Western Canada High School & Mount Royal School, this home is surrounded by some of the city's top-ranked schools. Whether you're looking for a stylish new home in an established neighbourhood or a long-term rental property w/ strong demand, this unit is an incredible opportunity!