



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2449 29 Avenue SW
Calgary, Alberta

MLS # A2306057



\$1,150,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,031 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, Quartz Counters, See Remarks		

Inclusions: Refrigerator x 2, Built-in Dishwasher x 2, Washer and Dryer x 2, Electric Stove, Microwave Hood Fan, Hood Fan, Built-in microwave, Built-in Wall Oven, Gas Countertop Stove, Garage Door Opener, Garage Door Remote x 2, Bar Fridge

****OPEN HOUSE, Sunday, May 3 -- 1-4PM**** Luxury living in Marda Loop just became more attainable—this brand new infill offers over 2,000 sq. ft. above grade, plus a legal 2-bedroom suite. Welcome to this brand new luxury infill in the highly desirable inner-city community of Richmond, offering 5 bedrooms & 3.5 bathrooms across three fully developed levels. Thoughtfully designed for modern living, this home combines upscale finishings, functional layout, & exceptional income potential. Featuring 9-foot ceilings on all levels — including the basement —; wide plank engineered hardwood throughout, & custom built-ins throughout all levels, this home delivers both style & versatility. The open-concept main floor is bright & inviting, highlighted by coffered ceilings in the living room. The chef-inspired kitchen showcases two-tone cabinetry with designer gray lowers & white uppers, a massive quartz waterfall island, professional appliance package, gas cooktop, built-in wall oven & microwave, plus a soon-to-be-installed pot filler. Custom built-ins enhance both the front entry & rear mudroom, complete with benches, hanging hooks & closet storage. A dedicated main floor office with built-in desk & cabinetry is complemented by a sleek glass wall & door for added light & privacy. The powder room is discreetly tucked away at the back of the home. Large south-facing sliding patio doors open to a spacious rear patio, ideal for enjoying sun throughout the day. Upstairs features three generously sized bedrooms, including a luxurious primary retreat. The spa-inspired ensuite offers a large walk-in shower with rain head + body jets, steam shower rough-in, deep soaker tub, & heated tile floors. The primary walk-in closet includes custom cabinetry, shelving, drawers, hanging space + a full-size mirror (soon to be installed). A full bathroom serves the

secondary bedrooms. The oversized walk-in laundry room is designed with a quartz folding counter, sink, hanging rod + ample cabinetry. The fully legal 2-bedroom basement suite is ideal for income, multigenerational living, or long-term flexibility. Designed with bedrooms on opposite ends for privacy, each includes large egress windows. Finished to a similar quality as the main level, it features a modern kitchen with quartz island seating, stainless steel appliances, custom built-ins, a spacious bathroom, & its own high-efficiency furnace. Potential rental income of approximately \$2,000/month adds significant value. Located just steps from shops, restaurants, cafes, parks & schools, this home offers exceptional walkability while maintaining the charm of a family-friendly inner-city neighbourhood. A rare opportunity to own a turnkey luxury infill with income potential in one of Calgary's most sought-after communities.