



GRASSROOTS

REALTY GROUP

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2115 29 Avenue SW
Calgary, Alberta

MLS # A2306297

\$1,349,900



Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,663 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Driveway, Oversized, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot, Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Slate	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wired for Sound

Inclusions: All blinds.

Impeccably positioned on a coveted street with unobstructed city and downtown views, this exceptional 2 bedroom residence with rare full concrete construction that is engineered for exceptional longevity, offers over 2,600 sq ft of luxurious living space. The main level is completely open from front to back, showcasing refinished tile flooring and custom millwork that frame a spacious living room with access to a private front terrace, all anchored by a striking gas fireplace. The sleek modern kitchen features granite countertops, a large island/eating bar, abundant storage including a walk in pantry, and stainless steel appliances. A dining room with built ins provides an elegant setting for hosting family and friends. A 2 piece powder room completes the main level. The top level, finished with new carpeting, is dedicated entirely to the primary retreat — a secluded oasis offering a massive bedroom with panoramic city, downtown, and mountain views, a dream walk in closet, and a tranquil sitting room. The ensuite is thoughtfully designed with two separate spaces: a serene area with a relaxing soaker tub, and a private 3 piece bath with an oversized shower. The lower level hosts a second bedroom with its own 3 piece ensuite, along with a dedicated laundry room with sink and storage. From here, enjoy direct access to the oversized single attached garage with a heated driveway. Additional highlights include central air conditioning, updated paint, new lighting and LED upgrades throughout, aluminum Hunter Douglas blinds, a new control panel and boiler pumps, and a new membrane roof. A north facing terrace offers the perfect vantage point for outdoor entertaining and warm summer evenings with stunning city and downtown views while a private south back patio is the perfect setting for relaxing afternoons soaking up the sun. This extraordinary home is ideally located near

vibrant Marda Loop, excellent schools, shopping, public transit, and provides easy access to 26th Avenue, 14th Street, and Crowchild Trail.