



1629 29 Avenue SW
Calgary, Alberta

MLS # A2306615



\$800,000

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|------------------|--------------------------------------|---------------|-------------------|
| Division: | South Calgary | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,748 sq.ft. | Age: | 1989 (37 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Low Maintenance Landscape | | |

Heating: Forced Air

Floors: Ceramic Tile, Hardwood, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Wood

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: na

Incredible value at \$800,000! This fully developed 2,550+ sq. ft. detached Marda Loop home sits just one block from South Calgary Park's pool, library, and rinks. Meticulously maintained, it features a new Class 4 roof (2025), triple-pane windows, and a full suite of stainless appliances (2024–25). The light-filled interior shines with solid hardwood, a granite kitchen, and a cozy gas fireplace. Upstairs, the spacious primary suite offers a double closet and a walk-in closet, along with a luxurious 5-piece en-suite with glass shower and free-standing soaker tub. A second large bedroom includes a private 4-piece en-suite and ample closet space. With a separate entry for suite potential (subject to city approval). The fully developed lower level features recently installed vinyl plank flooring throughout and includes a large rec room with bar, bedroom, office, and 3-piece bath. Outdoors, enjoy a south-facing, low-maintenance backyard with a composite deck, aluminum railings, and fenced perimeter providing ample space for play or gardening with an over-height double garage, this is modern living at its finest. Don't miss out!