



2404 29 Avenue SW
Calgary, Alberta

MLS # A2317400

\$1,195,000



Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,413 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: Pool Table

Ideally situated on a coveted 50' x 125' corner lot in the inner-city community of Richmond, this property presents a rare blend of immediate functionality and premium future potential. It is perfectly tailored for downsizers looking to secure a footprint in a vibrant neighborhood, or investors seeking a holding property with excellent rental viability while finalizing development plans. The main level is designed for seamless single level living, featuring an open kitchen with a center island, a distinct dining space, and an inviting living room. This level is completed by a bright, spacious primary bedroom with an ensuite including a steam shower, a home office, a laundry room, and an additional powder room. Recent mechanical and appliance updates include central air conditioning, new furnace and hot water tank (2023), a new dishwasher (2024), and a new washer and dryer (2026). The fully developed lower level expands the home's liveable space, offering two well-proportioned bedrooms, a versatile flex room, and a generous recreation space. Outside, the beautifully landscaped front and backyards create a private, low maintenance retreat with mature curb appeal. Exceptional value is added by a dedicated RV parking pad, providing a rare inner-city solution for secure recreational vehicle storage or additional private parking. Positioned in the heart of Richmond, this location offers an elevated urban lifestyle with excellent walkability to the premier boutiques, cafes, dining, and parks of Marda Loop. Whether customized to suit your current lifestyle or leveraged for its exceptional development potential, this property is a standout opportunity in a premier inner-city enclave.