



GRASSROOTS
REALTY GROUP

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1910 29 Avenue SW
Calgary, Alberta

MLS # A2333882



\$895,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,957 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Built In Speakers,

Located on prestigious 29 Avenue SW, one of South Calgary's most sought-after streets and the highest point in the community, this exceptional walk-out home enjoys breathtaking, unobstructed DOWNTOWN SKYLINE VIEWS from both the main and upper levels. Rich hardwood floors, 9' ceilings on all levels, and substantial Craftsman-inspired millwork create timeless character throughout. The welcoming front living room features a gas fireplace and stunning custom art glass windows, flowing through a graceful curved archway into the elegant formal dining room with matching art glass. The spacious kitchen offers white shaker cabinetry, stone countertops with island seating, a kitchen nook, additional built-in storage, and a pocket door connecting to the dining room. Step onto the upper deck to enjoy spectacular CITY VIEWS, evening sunsets, and a gas line for your BBQ. Upstairs, the spacious primary retreat showcases dramatic floor-to-ceiling windows, a Juliet balcony overlooking your DOWNTOWN VIEW as well as views all the way to Nose Hill, a walk-in closet, and a luxurious ensuite with a soaker tub and body-jet shower. Two additional bedrooms share a Jack-and-Jill bathroom, while the upper-level laundry room includes a convenient sink. The fully finished walk-out basement features in-floor heat, a family room with built-in desk, 4th bedroom, full bath, and a large flex room perfect for a home office, gym, or playroom. Above the double garage, a rare loft awaits your finishing touches, ideal for a studio, home office, fitness room, or private retreat. Additional features include central A/C, central vacuum, fresh paint, built-in speakers, Phantom screens, hardwood flooring throughout (no carpet), updated shingles (2022), front irrigation, and gas lines conveniently installed to the upper and lower decks, future gas range, and the garage. Get the best

of both worlds with this home on a quiet tree-lined street while being just steps from the shops, cafés, restaurants and amenities of vibrant Marda Loop, with quick access to downtown, River Park, Sandy Beach, Mount Royal University, and major roadways.