



GRASSROOTS
REALTY GROUP

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1527 29 Avenue SW
Calgary, Alberta

MLS # A2342933



\$1,399,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,625 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: N/A

DOWNTOWN SKYLINE VIEWS | 1 BLOCK TO PARK WITH POOL, TENNIS, SKATE PARK & MORE | SOUTH-FACING BACKYARD
Brand-new 3-storey semi-detached home with over 3,700 sq ft of developed living space in one of Calgary's most sought-after inner-city communities, just minutes to downtown and steps to Marda Loop's caf  s, restaurants, boutique shopping, schools, and everyday amenities. MAIN FLOOR features bright open-concept design with oversized windows, built-in speakers, private office, and chef-inspired kitchen with upgraded appliance package including a 6-burner gas range, quartz countertops, full-height cabinetry, built-in bar area, and oversized island. A SOUTH-FACING WALL OF GLASS fills the living space with natural light and opens directly to the rear deck and sunny fully fenced backyard. SECOND FLOOR includes a spacious primary retreat with walk-in closet and spa-inspired 5-piece ensuite, plus two additional bedrooms, full bathroom, and laundry. THIRD FLOOR showcases impressive DOWNTOWN SKYLINE VIEWS from the private balcony and flexible living space, complete with a wet bar, beverage fridge, dishwasher, and full bathroom. Ideal for entertaining, a home office, bonus room, or additional primary retreat. LEGAL BASEMENT SUITE with separate entrance, full kitchen, two bedrooms, full bathroom, and in-suite laundry provides excellent flexibility for rental income, guests, or multi-generational living. LOCATION: Just one block from an outstanding park featuring an outdoor pool, skate park, tennis and pickleball courts, beach volleyball, playgrounds, and expansive green space. Walk to Marda Loop caf  s, restaurants, boutique shopping, schools, and enjoy quick access to downtown. Luxury finishes, exceptional views, and an unbeatable location combine to create a truly exceptional inner-city

home.