



GRASSROOTS
REALTY GROUP

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1924 29 Avenue SW
Calgary, Alberta

MLS # A2346226



\$885,000

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,551 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Wood
Features:	Closet Organizers, Double Vanity, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Freezer, VaccuFlo

Welcome to this exceptional inner-city home, beautifully designed and extensively renovated in one of Calgary's most sought-after neighbourhoods. Ideally located just minutes from Marda Loop, downtown, parks, shopping, restaurants, and an abundance of amenities, this home offers the perfect combination of style, space, and location. Featuring 3 spacious bedrooms and 3.5 bathrooms, this thoughtfully designed home offers an ideal layout with two upper-level bedrooms, each complete with its own private ensuite perfect for families, guests, or professionals seeking comfort and privacy. All bathrooms throughout the home have been beautifully renovated, complementing the extensive updates found throughout. The main floor features brand-new flooring and a fully renovated kitchen with quality finishes, ample cabinetry, and an open-concept design perfect for everyday living and entertaining. The bright living and dining areas are highlighted by spectacular downtown Calgary skyline views, enjoyed from inside the home, the private upper balcony, and the space above the garage. Convenience is built into the design with two laundry areas one conveniently located upstairs and another in the basement. The fully finished walkout basement with a separate entrance features brand-new carpet and 5 solid-core doors, creating a comfortable and versatile space with added privacy and sound reduction. Whether you envision a family room, home office, gym, media room, or guest retreat, this lower level offers endless possibilities. Step outside and enjoy your morning coffee on the charming covered front porch, or unwind on the upper balcony while taking in breathtaking city views and evening lights. With extensive renovations, brand-new main-floor flooring, brand-new basement carpet, a fully renovated kitchen, all bathrooms renovated, two laundry areas,

solid-core basement doors, spectacular downtown views, and a fully finished walkout basement with separate entrance, this home is truly move-in ready and designed to grow with you for years to come. A rare opportunity to enjoy the best of inner-city living with incredible views, thoughtful renovations, exceptional functionality, and a layout you won't outgrow. This is a home you won't want to miss.