



GRASSROOTS
REALTY GROUP

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1835 29 Avenue SW
Calgary, Alberta

MLS # A2347864



\$1,199,900

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,137 sq.ft.	Age:	1945 (81 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, Soaking Tub		
Inclusions:	All window blinds, second fridge & stove, ceiling fan(s).		

Beautifully renovated and perfectly positioned in sought after South Calgary on a 37.6'x125' lot, this bright and inviting 3 +1 bedroom home offers over 2,900 sq ft of well designed living space. The sunny south backyard further enhances the property's appeal, creating an ideal setting for everyday living and entertaining. The open main level showcases newly installed vinyl plank floors and stylish new lighting throughout. A spacious living room anchored by a striking floor to ceiling feature fireplace flows seamlessly into the casual dining area and the kitchen that's tastefully finished with granite countertops, an island with eating bar, abundant storage, and stainless steel appliances. A new walk in coat closet, convenient laundry facilities, and a renovated 2 piece powder room complete this level. The second level—also updated with new vinyl flooring—hosts a versatile loft area with balcony access, offering an excellent space for a home office. Three bedrooms and an updated 5 piece main bath are also located on this floor. The primary bedroom enjoys its own private balcony with pergola, generous closet space, and a newly designed 4 piece ensuite with a polished, modern aesthetic. Basement development includes a comfortable family room, fourth bedroom, kitchenette, 3 piece bath & convenient second laundry facilities. Additional upgrades include fresh paint and new lighting throughout, Nest thermostats, security system, keyless entry locks, new casings, baseboards, and door hardware, updated stairwell and office railings, two new furnaces and A/C units, two new ceiling fans, newer roof (still under warranty) and newer windows. Exterior improvements elevate curb appeal and outdoor enjoyment with refreshed front and back landscaping, a covered backyard pergola, new fencing and gate, and upgraded exterior

lighting. Parking is effortless with a double attached garage featuring a new man door and a new garage door motor with app enabled access. This prime location is unmatched—steps to the Marda Loop Communities Association, close to tranquil River Park, vibrant Marda Loop, excellent schools, shopping, public transit, and offering quick access to the downtown core via 14th Street.