

# \$1,499,000 - 2204 29 Avenue Sw, Calgary

MLS® #A2203181

**\$1,499,000**

4 Bedroom, 6.00 Bathroom, 2,634 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

**\*\* OPEN HOUSE: Friday, May 23rd**

**2:30-5:30pm \*\*** Nestled in one of Calgary's most desirable communities, this luxurious, modern home offers the perfect blend of sophisticated design and functional living spaces. Upon entry, youâ€™re welcomed into a spacious formal dining room, ideal for entertaining. The chefâ€™s kitchen is a dream, featuring a massive central island, sleek quartz countertops, top-of-the-line appliances, and ceiling-height cabinetry that provides ample storage. The open-concept living room, anchored by a beautiful gas fireplace with built-ins, creates a warm, inviting atmosphere, and the patio doors lead to the back deck, perfect for seamless indoor/outdoor living. A convenient mudroom and elegant powder room complete the main level. Upstairs, the primary suite offers a tranquil retreat, with an ensuite bathroom showcasing a walk-in shower, soaking tub, dual vanity, and in-floor heating. A spacious walk-in closet adds to the luxury. The second bedroom features its own walk-in closet and a connected stylish bathroom. A charming reading nook or office area adds flexibility to the upper level. The top level is an entertainerâ€™s dream, with a bright open living area leading to a private balcony boasting stunning views, and a secondary primary bedroom with an ensuite and dual walk-in closetsâ€”one for her and one for him. The fully finished basement provides even more living space, including a huge recreation room complete with a built-in



media center and wet bar, perfect for movie nights or entertaining. An additional office space and ample storage under the stairs add convenience, while the bedroom with a walk-in closet offers privacy and comfort. A full bathroom in the basement completes this level, ensuring a truly versatile layout. Outside, the home is complemented by a double-detached garage, offering secure parking and extra storage. Located in the vibrant South Calgary, this home offers unparalleled luxury, functional space, and access to parks, shops, restaurants, and top-rated schools. This exceptional property is the perfect blend of modern design and comfort—don't miss out on the opportunity to make it yours.

Built in 2024

**Essential Information**

MLS® #	A2203181
Price	\$1,499,000
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	2,634
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

**Community Information**

Address	2204 29 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2T 1N7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	March 18th, 2025
Days on Market	67
Zoning	R-C2

### Listing Details

Listing Office	eXp Realty
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