

# \$2,499,900 - 2122 29 Avenue Sw, Calgary

MLS® #A2234771

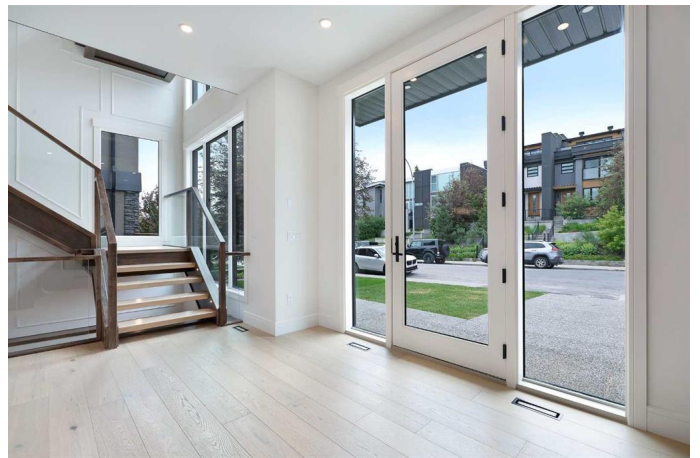
**\$2,499,900**

4 Bedroom, 5.00 Bathroom, 3,377 sqft

Residential on 0.09 Acres

Richmond, Calgary, Alberta

Located in the heart of Richmond, this exquisite, brand new 3+1 bedroom home is situated on a 33'x125' lot & exudes the epitome of luxury, offering over 4500 sq ft of developed living space. The open, airy main level presents engineered hardwood floors, lofty ceilings & chic light fixtures, showcasing a grand foyer with floor to ceiling Rift cut oak cabinets & textured feature wall that leads to a kitchen that's impeccably finished with chamomile butter quartz counter tops, large island/eating bar, fluted cabinets with spice drawers, corrugated tile backsplash, convenient pot filler & stainless steel appliance package. A walk-in butler pantry with extra utility sink & extra storage that's perfect for storing small appliances is an added convenience. The spacious dining area with built-in hutch & 2 paneled beverage fridges, provides ample space to host family & friends. The living room is anchored by a feature fireplace & wainscoted feature wall. Completing the main level, is a handy mudroom with hexagon tile floors, built-in cabinets & hooks plus a 2 piece powder room. An elegant open riser staircase with glass inserts leads to the second level that hosts 3 bedrooms, a 5 piece main bath & laundry room with sink, lots of storage & hanging racks. The primary retreat is a true private oasis, featuring a sitting area with cozy double sided fireplace, to-die-for walk-in closet with laundry room access & zen-like 6 piece ensuite with heated floors, large vanity with dual sinks, relaxing



freestanding soaker tub & rejuvenating steam shower. A third level loft with magnificent feature wall, wet bar & access to north & south decks with UNPARALLELED CITY, DOWNTOWN & MOUNTAIN VIEWS is the ideal space for entertaining. A den/study area & 2 piece powder room are the finishing touches to the third level. Basement development includes a large family/media room with wet bar & charming wine room “perfect for game or movie night. A dedicated home gym with glass doors, epoxy flooring, mirrored wall & electrical for a TV delivers the perfect setting early morning workouts. The fourth bedroom with walk-in closet & large spa-like 3 piece bath with steam shower complete the basement. Other notable features include built-in speakers on each level, wainscoting detail throughout plus roughed in A/C. Outside, enjoy aggregate walk-ways & private back yard with patio & access to the double detached garage with rough in for heat.. This outstanding inner city home is located close to trendy Marda Loop, excellent schools, shopping, public transit & has easy access to 33rd & 26th Avenues & Crowchild Trail.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2234771    |
| Price          | \$2,499,900 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 3,377       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 3 Storey |
| Status   | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2122 29 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1N5           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

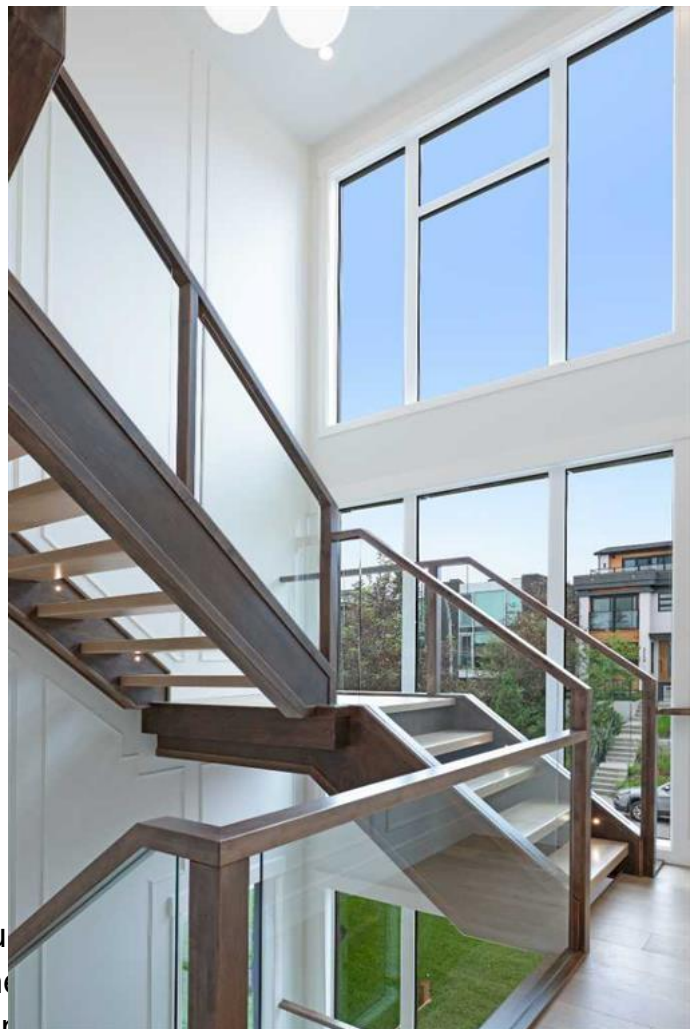
### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Hardwood Floors, Kitchen Island, Master Bedroom, Master Suite, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Freezer, Gas Cooktop, Microwave, Refrigerator, Washer, Wine Refrigerator  |
| Heating           | In Floor, Forced Air  |
| Cooling           | Rough-In  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Views |
| Roof              | Asphalt Shingle  |
| Construction      | Composite Siding, Stucco, Wood Frame                                 |
| Foundation        | Poured Concrete  |

### Additional Information



|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 24              |
| Zoning         | R-CG            |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.