

# \$1,999,900 - 2011 29 Avenue Sw, Calgary

MLS® #A2250806

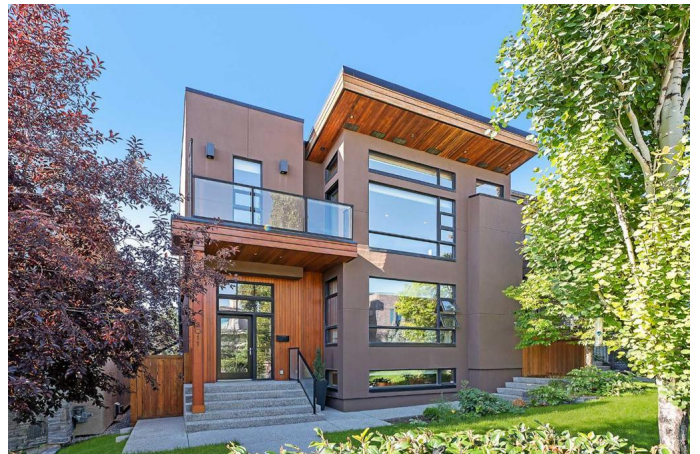
**\$1,999,900**

4 Bedroom, 4.00 Bathroom, 3,060 sqft

Residential on 0.11 Acres

South Calgary, Calgary, Alberta

OPEN HOUSE SATURDAY, AUGUST 30TH FROM 2-4 PM. Situated on a 40'x125' lot on sought-after 29th Avenue in South Calgary with FULL UNOBSTRUCTED CITY VIEWS, this modern, airy 3+1 bedroom home, designed by Alloy Homes & built by Bella Homes, offers over 3900 sq ft of luxurious living space. The main level presents Tahibo hardwood floors, lofty ceilings & is drenched in natural light showcasing the front living room & spacious dining area illuminated by a stunning chandelier. The kitchen is discerningly finished with rift cut oak cabinets, large island/eating bar & top of the line appliances including a Subzero fridge/freezer. A large family room with rift cut oak feature wall & fireplace is open to the kitchen, creating a perfect space for family time or entertaining. Completing the main level is a 2 piece powder room. Ascend the open riser floating staircase to the second level that hosts 3 generously sized bedrooms, a 4 piece bath & laundry room. The primary retreat with access to a private balcony, rift cut oak built-ins & cozy fireplace also boasts 2 separate walk-in closets & a posh 6 piece private ensuite with make-up vanity, relaxing air stream tub & rejuvenating steam shower. Bedrooms 2 & 3 both have access to a large south facing balcony with beautiful city vistas. Basement development includes heated etched concrete floors, large family/media room complete with projector TV & screen & wetbar. The finishing touches to the basement are a fourth bedroom, 3 piece bath & direct



access to the heated triple attached underdrive garage. Outside, enjoy the beautifully landscaped front gardens & sunny south back yard. This stunning 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 2008

### **Essential Information**

MLS® #	A2250806
Price	\$1,999,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,060
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2011 29 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1N4

### **Amenities**

Parking Spaces	3
Parking	Heated Garage, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Views
Roof	Rubber
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 22nd, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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