

# \$1,449,900 - 2108 29 Avenue Sw, Calgary

MLS® #A2224737

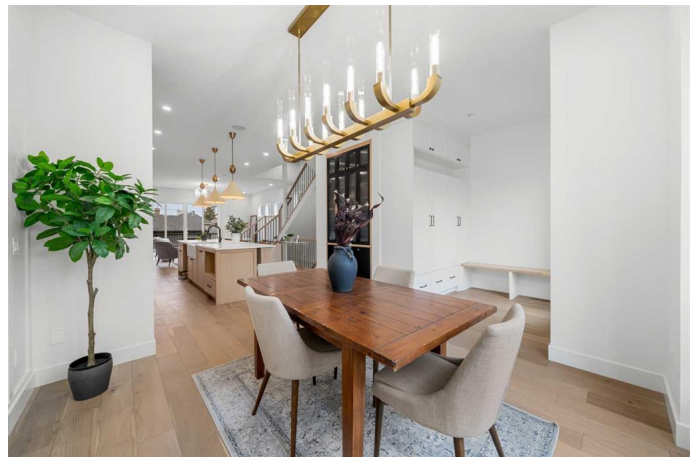
**\$1,449,900**

5 Bedroom, 5.00 Bathroom, 2,609 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

NEWLY BUILT FULLY FINISHED, UNIQUE 3 STOREY WITH A WALKUP BASEMENT AND INCREDIBLE DOWNTOWN VIEWS. This luxurious home in the heart of Richmond has been meticulously designed to perfectly balance beauty and comfort with high-end upgrades that include BUILT-IN SPEAKERS ON ALL 4 LEVELS, CUSTOM FINISHES THROUGHOUT, DESIGNER LIGHTING AND UPGRADED HOT WATER TANK, FURNACE AND ROOF SHINGLES. The main floor is open and bright with grand 10'™ CEILINGS and gorgeous WIDE PLANK HARDWOOD FLOORS. A private FOYER WELCOMES GUESTS WITH CLEVER BUILT-INS TO HIDE AWAY JACKETS AND SHOES. BEAUTIFULLY DESIGNED WITH MODERN WOOD PANELLING and OVERSIZED WINDOWS, the dining room provides an elegant ambience for all of your entertainment. Culinary adventures await in the GOURMET KITCHEN featuring CUSTOM BUILT-INS, FULL-HEIGHT CABINETS, AN OVERSIZED FRIDGE, A GAS STOVE, QUARTZ BACKSPLASH AND COUNTERTOPS, A BUILT-IN WALL PANTRY AND A CENTRE ISLAND WITH BREAKFAST BAR SEATING for at least 4 people. Spacious and bright the living room expands the full width of the home inviting relaxation in front of the GAS FIREPLACE FLANKED BY BUILT-INS. An oversized patio slider encourages a seamless indoor/outdoor lifestyle. This level is completed by a glamorous powder room with a chic



wallpaper feature wall. The same stunning  
HARDWOOD FLOORING IS CONTINUED UP  
THE STAIRCASE AND ONTO THE SECOND  
LEVEL. A true owner's sanctuary, the  
primary bedroom is a lavish retreat with  
OUTSTANDING DOWNTOWN VIEWS and a  
CUSTOM WALK-IN CLOSET. Opulent yet  
inviting the SPA-INSPIRED ENSUITE will  
have you feeling spoiled daily thanks to the  
ELECTRIC HEATED FLOORS, COMFORT  
HEIGHT DUAL VANITY, a freestanding soaker  
tub and a rain shower with steam rough-in. 2  
additional bedrooms, a stylish 4-piece  
bathroom and convenient laundry with a sink  
and storage complete this level. A VERY  
RARE 3RD LEVEL FAMILY ROOM is an  
amazing extra space for downtime and  
entertaining with the added convenience of a  
WET BAR. A 4th bedroom and another full  
bathroom are also on this level perfect for  
guests or a home office. INCREDIBLE  
DOWNTOWN VIEWS are the breathtaking  
backdrop from the expansive balcony, which  
will surely be the envy of your guests. Gather  
in the rec room in the FINISHED WALKUP  
BASEMENT for movies and games then refill  
your drink or grab a snack at the SECOND  
WET BAR. A 5TH BEDROOM AND A  
5-PIECE BATHROOM further add to the  
versatility of this fantastic lower level.  
Equipped with rough-in for hydronic in-flooring  
heat as well. A handy mudroom leads outside,  
perfect for tucking away your items when  
returning home. Host casual barbecues or  
enjoy lazy weekends lounging on the  
FULL-WIDTH DECK in your private backyard,  
nestled behind the DOUBLE DETACHED  
GARAGE and PAVED BACK LANE.  
Phenomenally located within WALKING  
DISTANCE TO TRENDY MARDIA LOOP,  
SCHOOL, PARKS AND MORE!

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2224737               |
| Price          | \$1,449,900            |
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,609                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2108 29 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1N5           |

## Amenities

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

## Interior

|                   |                                                                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer                                                                                                                                                |
| Heating           | In Floor, Electric, Forced Air, Natural Gas                                                                                                                                                                                                 |
| Cooling           | Rough-In                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                                                                                           |

|              |                                  |
|--------------|----------------------------------|
| Fireplaces   | Gas, Living Room                 |
| Has Basement | Yes                              |
| Basement     | Finished, Full, Walk-Up To Grade |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Private Yard                        |
| Lot Description   | Paved, Rectangular Lot              |
| Roof              | Asphalt Shingle                     |
| Construction      | Brick, Composite Siding, Wood Frame |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 22             |
| Zoning         | R-CG           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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