

# \$475,000 - 101, 1814 29 Avenue Sw, Calgary

MLS® #A2225766

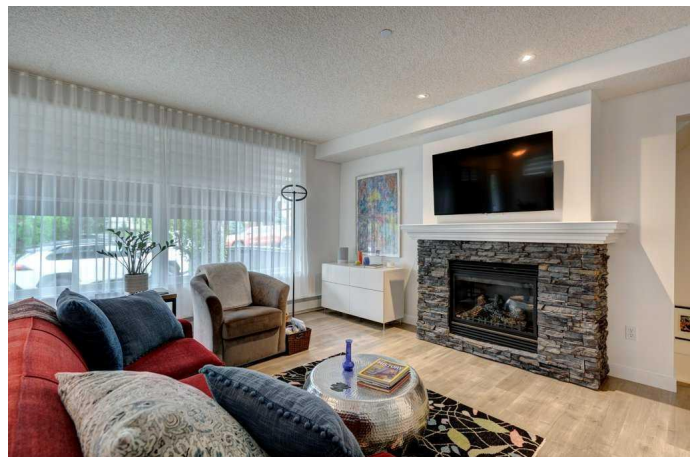
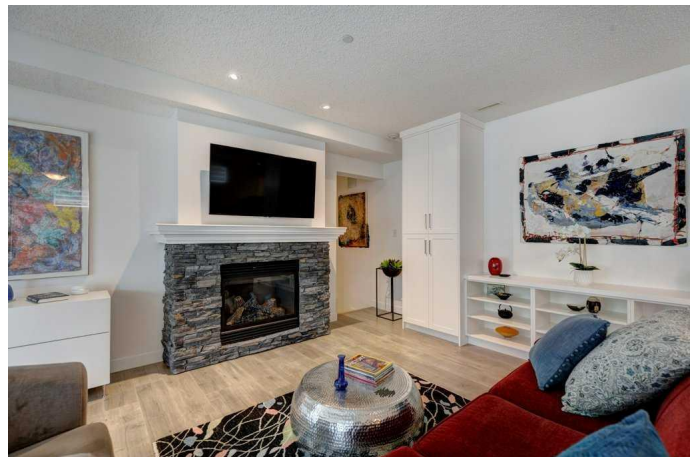
**\$475,000**

2 Bedroom, 3.00 Bathroom, 975 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to this well built concrete and steel constructed building. This beautifully updated 2-bedroom, 2.5-bath condo is perfectly situated just one block from the vibrant South Calgary Community Centre, swimming pool, library, and the popular farmers market. Nestled on a quiet street lined with million-dollar homes and new infills, this spacious residence offers the ideal blend of urban convenience and residential charm. Boasting 1,346 sq ft of thoughtfully designed living space (975 sq ft on the main level plus 371 sq ft below), this multi-level unit features wide vinyl plank flooring throughout the main level, fresh neutral paint, and a stylish white kitchen with granite countertops, subway tile backsplash, stainless steel appliances (including a counter cooktop and built-in oven), and a large island plus a separate breakfast barâ€”perfect for entertaining. The expansive living room is filled with natural light from two large south-facing windows, enhanced by exterior power awning and power blinds for added comfort. Cozy up by the gas fireplace framed with a sleek tile surround and mantle, or host guests in the generous dining area that easily accommodates a full-size table. The main level primary suite offers a true retreat with a luxurious ensuite featuring dual vanity sinks, granite countertops, walk-in shower, and a private water closet. On the lower level, you'll find heated floors, a spacious second bedroom with its own 4-piece ensuite and walk-in closet, a private den ideal for a home



office, and a separate laundry room. Additional highlights include a new heat pump which provides additional heat and cooling for year-round comfort. Titled indoor parking in a heated secured garage-parkade. Separate assigned storage room. South-facing private garden area and patio with gas BBQ outlet. Located minutes from Marda Loop's trendy shops, cafes, and restaurants, this home offers unbeatable walkability in one of Calgary's most sought-after neighborhoods. Don't miss this rare opportunity to own a move-in-ready home in a location that truly has it all. Quick possession is available. Call your favorite Realtor to schedule your private viewing today!

Built in 2006

### Essential Information

MLS® #	A2225766
Price	\$475,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	975
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	101, 1814 29 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2T 1M8

## Amenities

Amenities Secured Parking, Snow Removal, Storage, Trash  
Parking Spaces 1  
Parking Alley Access, Enclosed, Garage Door Opener, Garage Faces Rear, Heated Garage, Off Street, Parkade, Stall, Underground

## Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)  
Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Instant Hot Water, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings  
Heating Combination, In Floor, Fireplace(s), Hot Water, Natural Gas, See Remarks  
Cooling Other, Wall Unit(s)  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Insert, Living Room, Mantle, Tile  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Awning(s), BBQ gas line, Garden, Other, Private Entrance, Private Yard  
Lot Description Back Lane, City Lot, Low Maintenance Landscape, Rectangular Lot  
Roof Tar/Gravel  
Construction Concrete, Stucco  
Foundation Poured Concrete

## Additional Information

Date Listed May 29th, 2025  
Days on Market 8  
Zoning M-C1

## Listing Details

Listing Office CIR Realty

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