

# \$1,247,999 - 2410 29 Avenue Sw, Calgary

MLS® #A2253869

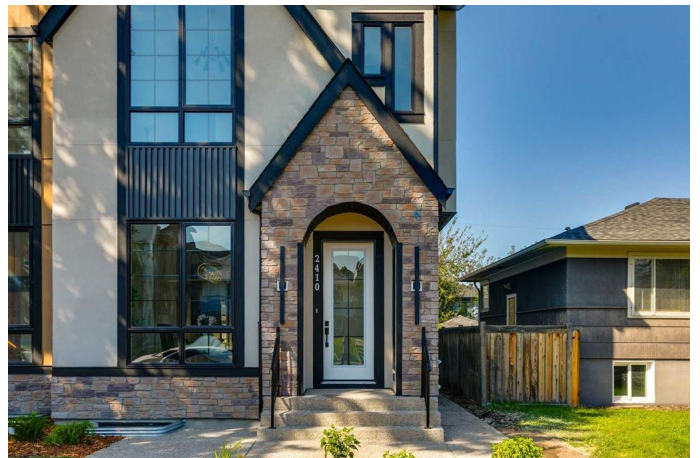
**\$1,247,999**

5 Bedroom, 4.00 Bathroom, 2,084 sqft

Residential on 0.14 Acres

Richmond, Calgary, Alberta

Gorgeous new 3 bedroom home built by Royal Design Homes on a quiet cul-de-sac in sought after Richmond, offering over 2000 sq ft of living space plus a self contained legal 2 bedroom basement suite. The bright & airy main level presents engineered hardwood floors, high ceilings & stylish light fixtures, showcasing the front dining area with beautiful feature wall & ample space to host family & friends. Create culinary masterpieces in the kitchen that's tastefully finished with contrasting quartz counter tops, large island/eating bar, excellent appliance package, including panelled fridge & plenty of storage space, including a lovely built-in banquette. The living room is anchored by a floor to ceiling feature fireplace & built-ins. A cozy office space is tucked away just off the kitchen, perfect for a home office setup. Completing the main level is a convenient mudroom with bench, hooks & storage & a 2 piece powder room with wall paper accent & raised stone sink. Ascend the lighted staircase to the second level that hosts a loft/bonus room, 2 bedrooms, 4 piece bath & laundry room with sink & storage. The primary bedroom with vaulted ceiling boasts an outstanding walk-in closet & posh 5 piece ensuite with dual sinks, make-up vanity, relaxing freestanding soaker tub & rejuvenating steam shower. The fully contained legal basement suite features engineered hardwood floors, a large living/dining area with tons of built-in storage,



kitchen with island/eating bar, quartz counter tops & stainless steel appliances. Two bedrooms, a 4 piece bath & dedicated laundry facilities complete the legal basement suite. Other notable features include roughed in air conditioning & 2 furnaces. Outside, enjoy the beautifully landscaped front garden & back yard with deck & access to a double detached garage. The location is incredibly convenient, close to vibrant Marda Loop, excellent schools, parks, public transit & easy access to 26th Avenue & Crowchild Trail.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2253869               |
| Price          | \$1,247,999            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,084                  |
| Acres          | 0.14                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2410 29 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1N9           |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

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

## Interior

|                   |                                                                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Gas Cooktop                                                                                                           |
| Heating           | Forced Air, See Remarks                                                                                                                                                                                                                  |
| Cooling           | Rough-In                                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                      |
| Basement          | Finished, Full, Suite                                                                                                                                                                                                                    |

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 46                  |
| Zoning         | R-CG                |

## Listing Details

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

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