

# \$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

\*\*\* OPEN HOUSES: Saturday June 7th

12-2pm and Sunday June 8th 2-5pm\*\*\*

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

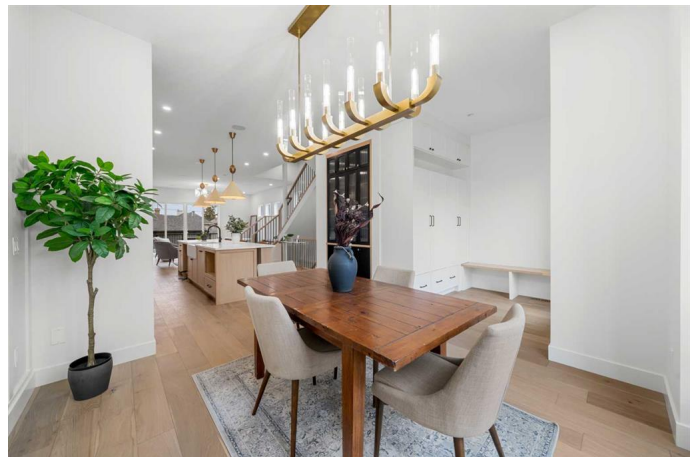
for at least 4 people. Spacious and bright the

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), Wired for Sound, Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas, Electric
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	Rectangular Lot, Paved
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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