

# \$2,294,000 - 2122 29 Avenue Sw, Calgary

MLS® #A2254229

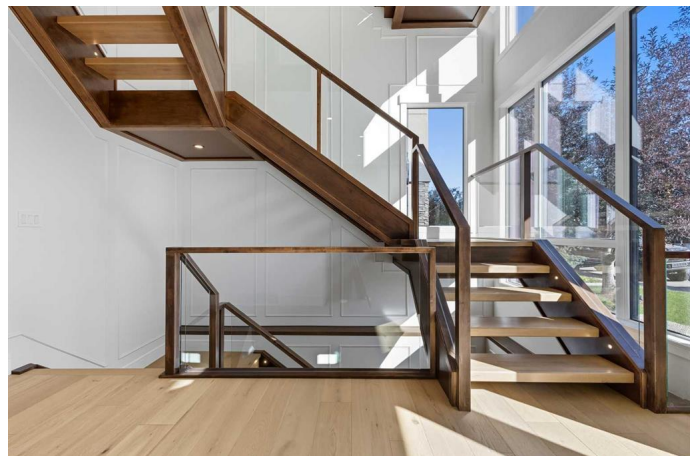
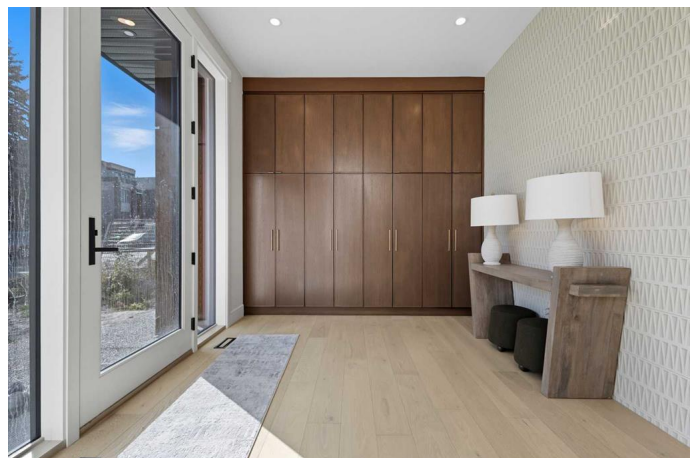
**\$2,294,000**

4 Bedroom, 5.00 Bathroom, 3,377 sqft

Residential on 0.09 Acres

Richmond, Calgary, Alberta

Perched on coveted 29th Avenue with UNPARALLELED CITY, DOWNTOWN & MOUNTAIN VIEWS amongst multi-million dollar homes, this exquisite, brand new 3+1 bedroom home is situated on a 33'x125' lot & exudes the epitome of luxury, offering over 4500 sq ft of developed living space. The open, airy main level presents engineered hardwood floors, lofty ceilings & chic light fixtures, showcasing a grand foyer with floor to ceiling Rift cut oak cabinets & textured feature wall that leads to a kitchen that's impeccably finished with chamomile butter quartz counter tops, large island/eating bar, fluted cabinets with spice drawers, corrugated tile backsplash, convenient pot filler & stainless steel appliance package. A walk-in butler pantry with extra utility sink & extra storage that's perfect for storing small appliances is an added convenience. The spacious dining area with built-in hutch & 2 paneled beverage fridges, provides ample space to host family & friends. The living room is anchored by a feature fireplace & wainscoted feature wall. Completing the main level, is a handy mudroom with hexagon tile floors, built-in cabinets & hooks plus a 2 piece powder room. An elegant open riser staircase with glass inserts leads to the second level that hosts 3 bedrooms, a 5 piece main bath & laundry room with sink, lots of storage & hanging racks. The primary retreat is a true private oasis, featuring a sitting area with cozy double sided fireplace,



to-die-for walk-in closet with laundry room access & zen-like 6 piece ensuite with heated floors, large vanity with dual sinks, relaxing freestanding soaker tub & rejuvenating steam shower. A third level loft with magnificent feature wall, wet bar & access to north & south decks with UNMATCHED MOUNTAIN VIEWS plus CITY & DOWNTOWN VISTAS is the ideal space for entertaining. A den/study area & 2 piece powder room are the finishing touches to the third level. Basement development includes a large family/media room with wet bar & charming wine room – perfect for game or movie night. A dedicated home gym with glass doors, epoxy flooring, mirrored wall & electrical for a TV delivers the perfect setting early morning workouts. The fourth bedroom with walk-in closet & large spa-like 3 piece bath with steam shower complete the basement. Other notable features include built-in speakers on each level, wainscoting detail throughout plus roughed in A/C. Outside, enjoy aggregate walk-ways & private back yard with patio & access to the double detached garage with rough in for heat.. This outstanding 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 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254229    |
| Price          | \$2,294,000 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 3,377       |
| Acres          | 0.09        |
| Year Built     | 2025        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 3 Storey    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2122 29 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1N5           |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Freezer, Gas Cooktop, Microwave, Refrigerator, Washer, Wine Refrigerator                                                                                                                                                           |
| Heating           | In Floor, Forced Air                                                                                                                                                                                                                                                 |
| Cooling           | Rough-In                                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                                                                                                                       |

### Exterior

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 49                  |
| Zoning         | R-CG                |

**Listing Details**

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

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