



GRASSROOTS
REALTY GROUP

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2421 29 Avenue SW
Calgary, Alberta

MLS # A2228912



\$929,900

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,981 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot,		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NONE

SORRY OPEN HOUSE CANCELLED DUE TO WAETHER There is something special about living in a vibrant, inner city community within walking distance to all that Marda loop is offering, pubs, restaurants, groceries ,boutiques and fitness studios, close schools, shopping and a quick commute to work downtown. Built on a quiet street with no thru traffic this contemporary inner city homes offers over 2800 square feet of living space, a lovely courtyard like back yard and a double dethatched garage. Wide plank walnut floors invite you into the open main floor plan with a lovely dining room, open kitchen with center island , contemporary cabinets in walnut and white, Corian countertops and high end appliances. The living room in the back of the house offers a floor to ceiling tiled fireplace and many south facing window, a mud room back entrance and 2 piece powder room complete the main floor. All this is with smooth finished 9 foot ceilings . Up the carpeted stairs are 3 bedrooms the master with a luxury spa like bathroom with separate vanities as well as shower and tub, and walk in closet. the remaining 2 bedrooms share a 4 piece bathroom as well as laundry is upstairs. The lower level all professionally developed also has 9 foot ceilings and is designed with a great entertainment , family room space, a 3 piece bath and the ultimate in guest room accommodations with its own bed sitting room combination . The house has forced air heat upstairs, in floor heat in the lower level and central ac, making it your perpect new home.