



**GRASSROOTS**  
REALTY GROUP

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2110 29 Avenue SW  
Calgary, Alberta

MLS # A2232971



**\$1,500,000**

Division:	Richmond		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,343 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Membrane, Rubber	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: na

Unmatched City Views | Sleek Modern Design | Over 2,300 Sq Ft Across 3 Levels Experience elevated urban living in this stunning, contemporary home boasting over 2,300 sq ft of refined living space, 3+1 bedrooms, and a fully developed basement. Perched to capture breathtaking panoramic views of the city skyline, this home blends luxury, style, and function across every level. The open-concept main floor is warmed by gleaming hardwood floors and features a versatile front flex room (currently a formal dining room), a cozy living area with gas fireplace, and a chef-inspired kitchen complete with a large island with eating bar, premium appliances, sleek butler's pantry, and a bright breakfast nook. An open riser staircase leads to the upper level, where you'll find 3 generously sized bedrooms, a full laundry room, and a well-appointed 4-piece bath. The luxurious primary suite offers a walk-in closet and a spa-like 5-piece ensuite with steam shower of course. Your private retreat at the end of the day. On the top floor, a spacious loft awaits, perfect for entertaining with its own wet bar and rooftop deck showcasing expansive city views that will leave your guests in awe. The fully finished basement expands your living space with a media room and second wet bar, a fourth bedroom, a stylish 4-piece bath, and abundant storage. Low maintenance landscaping so you can enjoy your summers. Additional highlights include central air conditioning, heated floors basement and main baths, new upgraded furnace, a private backyard with deck and patio, and a heated double detached garage. Ideally located near vibrant Marda Loop, schools, shopping, public transit, and just minutes from downtown, this home truly has it all—style, space, and an unbeatable location.

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