



GRASSROOTS
REALTY GROUP

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2207 29 Avenue SW
Calgary, Alberta

MLS # A2252129



\$1,595,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,606 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot		

Heating: In Floor, Forced Air, Natural Gas, Radiant

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Flat Torch Membrane

Basement: Finished, Full

Exterior: Brick, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bathroom Rough-in, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: n/a

Experience refined urban living in this architecturally stunning, New York-inspired red brick brownstone—proud winner of the 2022 BILD Alberta Award for Best Duplex, crafted by the esteemed Dream Ridge Homes and masterfully designed by Hella Design. Perfectly positioned just steps from the vibrant shops and dining of Marda Loop, this home exudes timeless sophistication and showcases an uncompromising commitment to design, materials, and craftsmanship. Inside, you'll find a seamless blend of warmth and modern elegance: massive windows bathe each level in natural light, highlighting site finished white oak flooring, soaring ceilings, and custom architectural details throughout. At the heart of the home lies the We have a showing request for stopping kitchen that's both bold and functional. Designed for effortless entertaining, it features quartz countertops, custom cabinetry, a 12' eat up island, and a high end appliance suite that includes a Wolf induction cooktop and Sub-Zero refrigerator. This space flows beautifully into a south facing dining area with sliding doors to the patio, and a stylish living room with custom built-ins and striking linear fireplace. A smoke-tinted glass wall and open riser staircase lead to the second level, home a full bath and three spacious bedrooms. The serene primary retreat offers a private balcony, custom walk-in closet, and an exquisite ensuite with heated floors, luxurious soaker tub, and a grand glass enclosed steam shower for your own private spa. The third level offers incredible flexibility with a sprawling bonus room that can ideally function as a home gym or studio, alongside a 2pc bath, laundry room with sink, and a spectacular rooftop patio to take in the city skyline. The fully developed lower level continues the theme of luxury and livability with in-floor radiant heat, a generous recreation space, custom wine

displays flanking the sophisticated bar, full bath, and a fourth bedroom ideal for guests or teens. Step outside to your sun drenched south facing backyard oasis, ideal for entertaining or unwinding, with easy access to your double detached garage. A generous patio opens to lush green space showcasing mature trees and perennials. Custom homes of this caliber and distinction are rare. Don't miss your opportunity to own a design forward, award winning residence in one of Calgary's most sought after neighbourhoods. This is more than a home, it's a statement.