



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**2410 29 Avenue SW**  
**Calgary, Alberta**

**MLS # A2253869**



**\$1,150,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,084 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Second washer, dryer, fridge, dishwasher.		

Gorgeous new 3 bedroom home built by Royal Design Homes on a quiet cul-de-sac in sought after Richmond, offering over 2000 sq ft of living space plus a self contained legal 2 bedroom basement suite. The bright & airy main level presents engineered hardwood floors, high ceilings & stylish light fixtures, showcasing the front dining area with beautiful feature wall & ample space to host family & friends. Create culinary masterpieces in the kitchen that's tastefully finished with contrasting quartz counter tops, large island/eating bar, excellent appliance package, including panelled fridge & plenty of storage space, including a lovely built-in banquette. The living room is anchored by a floor to ceiling feature fireplace & built-ins. A cozy office space is tucked away just off the kitchen, perfect for a home office setup. Completing the main level is a convenient mudroom with bench, hooks & storage & a 2 piece powder room with wall paper accent & raised stone sink. Ascend the lighted staircase to the second level that hosts a loft/bonus room, 2 bedrooms, 4 piece bath & laundry room with sink & storage. The primary bedroom with vaulted ceiling boasts an outstanding walk-in closet & posh 5 piece ensuite with dual sinks, make-up vanity, relaxing freestanding soaker tub & rejuvenating steam shower. The fully contained legal basement suite features engineered hardwood floors, a large living/dining area with tons of built-in storage, kitchen with island/eating bar, quartz counter tops & stainless steel appliances. Two bedrooms, a 4 piece bath & dedicated laundry facilities complete the legal basement suite. Other notable features include roughed in air conditioning & 2 furnaces. Outside, enjoy the beautifully landscaped front garden & back yard with deck & access to a double detached garage. The location is incredibly convenient, close to vibrant Marda Loop, excellent schools, parks, public

transit & easy access to 26th Avenue & Crowchild Trail.