



GRASSROOTS
REALTY GROUP

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1629 29 Avenue SW
Calgary, Alberta

MLS # A2261580



\$829,900

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,749 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan		

Inclusions:	na
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Just one block from South Calgary Park, this beautifully Detached home combines modern comfort with timeless charm. The park features a bike pump track, city swimming pool, public library, beach volleyball courts, and enclosed winter rinks—all just steps away. Meticulously maintained, the home features numerous recent improvements, including new class 4 shingle roof (Apr 2025), energy efficient triple-pane low-E vinyl casement windows, fiberglass doors and jambs, solid hardwood on upper level and stairway (2023), new basement flooring (2023), and full suite of stainless steel appliances (replaced 2024–25). The raised foundation was engineered with drainage in mind, elevating the basement at street grade level for a dry, durable structure. From north-facing bedroom windows, enjoy a partial downtown skyline view. Inside, the main floor is filled with natural light from large windows that showcase the solid hardwood floors throughout, which can be refinished to restore original polish. A natural-gas fireplace with blower fan warms the den, while a highly functional kitchen features granite countertops, upgraded oak cabinetry, soft-close drawers, an attached pantry, and under-cabinet lighting. Upstairs, the spacious primary suite offers a double closet and a walk-in closet, along with a luxurious 5-piece en-suite with glass shower and free-standing soaker tub. A second large bedroom includes a private 4-piece en-suite and ample closet space. Additional highlights include dual-flush toilets, bathroom timers, custom closet organizers, Bosch laundry on the upper-level, and a built-in VacuFlo central vacuum system. A separate side entry provides potential to legally suite the basement (subject to city approvals). The fully developed lower level features recently installed vinyl plank flooring throughout and includes a large rec room with bar, bedroom,

office, and 3-piece bath. Outdoors, enjoy a south-facing, low-maintenance backyard with a composite “Trex” deck, aluminum railings, and fenced perimeter providing ample space for play or gardening. A double detached garage with an extra-high roof offers convenient parking and generous storage. Don’t miss your chance to call Marda Loop home!