



**1605 29 Avenue SW  
Calgary, Alberta**

**MLS # A2266839**



**\$1,280,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,501 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island		

**Inclusions:** The following goods may be included in the sale: office storage shelves, pool table & accessories, gym equipment, all smart or non-smart window coverings and associated smart home hub, garage door opener and associated hub, all smart home sensors and controller and associated hubs, television. Optional items to be included in the sale: All furniture except (office table), Wi-Fi controller, Wi-Fi access points, smart doorbell, security cameras and uninterrupted power supply unit, first floor living room sound system, third floor living room sound system.

If you've been waiting for a home that truly captures breathtaking skyline views plus overlooking South Calgary Park from multiple private decks, patio and terraces while offering exceptional indoor and outdoor living, your search ends here. Expertly crafted, this striking three-storey residence in sought-after South Calgary is move-in ready and designed to impress at every turn. Inside, wide-plank hardwood floors flow seamlessly throughout the upper three levels and stairs, complementing the home's sophisticated, contemporary aesthetic. The Scandinavian interior design is defined by a minimalist, functional but cozy aesthetic with emphasis on clean lines and bright, airy spaces. The main living room is anchored by a dramatic floor-to-ceiling tiled fireplace, creating a warm yet refined focal point. The chef-inspired kitchen is both functional and stunning, boasting a massive quartz island, a built-in refrigerator, Dacor wall oven, microwave drawer, induction cooktop, and premium finishes throughout. The adjacent dining space easily accommodates a full-sized table, making it ideal for hosting memorable gatherings. The second level offers a serene primary retreat complete with a custom walk-in closet worthy of a boutique and a spa-like ensuite featuring a deep soaker tub, curbless glass shower, and double quartz vanity. Additional bedrooms, a full bath, and a convenient laundry room with sink complete this floor. The top level elevates the lifestyle even further with a bonus family room, an additional bedroom, a powder room, and those show-stopping views from both terraces—perfect for morning coffee, sunset cocktails, or summer entertaining. The fully developed basement extends your living space with a large family room, wet bar, fifth bedroom with generous storage, full bathroom, and additional under-stair storage.

Outdoors, enjoy a fully fenced and professionally landscaped yard with a spacious deck and thoughtfully designed privacy screens. The detached double garage is insulated and drywalled, and central air conditioning keeps the home comfortable all summer long. Located just minutes to downtown, easy access to the major roads and a short stroll to the vibrant shops and dining of Marda Loop, this is elevated inner-city living at its finest. This is more than a home—it's a statement.