



**GRASSROOTS**  
REALTY GROUP

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**1629 29 Avenue SW**  
**Calgary, Alberta**

**MLS # A2282675**



**\$849,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,749 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

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

<b>Inclusions:</b>	na
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**\*\*Open House Jan 31 and Feb 1 from 1pm to 3pm\*\*** Welcome Home! 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&mdash;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&ndash;25). The raised foundation was engineered with drainage in mind, elevating the basement at street grade level for a dry, durable structure. Inside, the main floor is filled with natural light from large windows that showcase the solid hardwood floors throughout. A highly functional kitchen features granite countertops, upgraded oak cabinetry, soft-close drawers, an attached pantry, and under-cabinet lighting. The dining room is bright and open with a cozy gas fireplace. 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. From north-facing bedroom windows, enjoy a partial downtown skyline view. 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 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!