



**2133 29 Avenue SW  
Calgary, Alberta**

**MLS # A2285781**



**\$2,399,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Richmond  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 3 (or more) Storey  |               |                  |
| <b>Size:</b>     | 3,343 sq.ft.  | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached  |               |                  |
| <b>Lot Size:</b> | 0.09 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, View |               |                  |

|                    |                           |                   |      |
|--------------------|---------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile            | <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> | -    |

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar

**Inclusions:** Additional built-in fridge.

Beautifully positioned in the heart of Marda Loop on a quiet, tree-lined street and situated on a 31'x125' lot, this super luxe residence offers nearly 4400 sq ft of developed living space and combines exceptional design, thoughtful functionality, and refined comfort. A sunny south-facing backyard and fully unobstructed city views set the stage for elevated inner city living. A private elevator services all levels—from the basement to the top floor—offering effortless accessibility for those looking to age in place or right-size without compromise. Inside, the home is rich with high-end finishes, including chevron-patterned hardwood flooring throughout, two toned cabinetry with warm wood accents, and a beautifully appointed butler's walk through pantry connecting the kitchen to the spacious dining area. The living room centres around a gas fireplace with a white oak mantle and striking tile surround, while the chef's kitchen impresses with quartz countertops, a generous island/eating bar, statement wall panelling, hexagon tile details, and premium stainless steel appliances. A wide, light-filled staircase leads to the second level, where you'll find a bonus room, a well designed laundry room, and two large bedrooms—each complete with its own private ensuite. The top floor is a true primary retreat, offering a private lounge/den, a wet bar, full city views, and direct elevator access. The luxurious primary suite features an exceptional walk in closet and a spa inspired ensuite with dual vanities, heated floors, freestanding soaker tub and a glass shower with bench which is roughed in for steam. The fully developed basement—also roughed in for in floor heat—includes a stylish built in bar, a massive recreation room ideal for movie nights, fitness space, or play, a fourth bedroom, and a beautifully finished three

piece bathroom. Additional highlights include designer lighting with glass and bronze gold detailing, moody chandeliers and statement sconces, rough in for A/C, a fully landscaped and fenced yard, a front deck/balcony, and a timeless exterior design. Parking is a breeze with a double attached garage is also roughed in for in floor heat. Just steps from the amenities of Marda Loop, close to transit, Crowchild Trail, parks, schools, and only a 10 minute drive to downtown Calgary, this home delivers the best of luxury and location in one exceptional package.