



**1631 29 Avenue SW**  
**Calgary, Alberta**

**MLS # A2142292**



**\$879,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,745 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** None

Welcome to your dream home! This charming 2-bedroom, 2.5 bathroom residence, nestled in the vibrant community of South Calgary, offers the perfect blend of modern amenities and cozy living. With its prime location, just minutes away from downtown, this detached house is a true gem, perfect for both professionals and families looking for convenience and comfort. Step inside, and you'll immediately notice the open and airy feel of the main living area. The spacious living room features large windows that flood the space with natural light, creating a bright and cheerful atmosphere. The neutral color palette and high-quality hardwood flooring add a touch of elegance to the room, making it the perfect place to relax or entertain guests. The heart of this home is undoubtedly the modern kitchen. It features sleek, stainless steel appliances, including a refrigerator, stove, oven, and dishwasher. The ample counter space, complemented by beautiful granite countertops, provides plenty of room for meal preparation. The kitchen also includes a large island with additional seating, perfect for casual breakfasts or quick snacks. Custom cabinetry offers abundant storage space, keeping all your kitchen essentials organized and within reach. This home features two generously sized bedrooms, each with its own unique charm. The master bedroom is a true retreat, offering a peaceful sanctuary at the end of the day. It includes a large walk-in closet and an en-suite bathroom with shower, and double vanity. The modern fixtures and stylish finishes create a spa-like atmosphere, perfect for unwinding after a long day. The second bedroom is equally spacious and bright, with ample closet space and second ensuite bath. The backyard of this property is a true oasis. It features a spacious new deck, ideal for outdoor dining and summer barbecues. The well-maintained yard offers plenty of

space for children to play or for you to create your dream garden. The yard is fully fenced, providing privacy and security for your family and pets. One of the most appealing aspects of this home is its location in the desirable South Calgary community, 5 minutes drive to downtown and walking distance from Cspace, South Calgary Outdoor Pool, Our Daily Brett, Hot Shop, YYC cycle, Pharm, Marda Loop Brewery, Avitus, La Hacienda and much more!