



**1821 29 Avenue SW**  
**Calgary, Alberta**

**MLS # A2148724**



**\$885,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,293 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

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

**Inclusions:** NA

This immaculate home offers a serene oasis of green and calm with extensive upgrades. Featuring over 1,900 square feet of elegant living space in the trendy Marda Loop area, this property includes three bedrooms, three updated bathrooms, two south-facing balconies including a private balcony off the primary bedroom, a walk-out basement, a double garage, and front and back perennial gardens. Several outdoor seating areas provide scenic views. As you enter, you're welcomed by a wide, bright hall with an open ceiling, illuminated by a new west-facing window with privacy glass, seamlessly leading to the living and dining areas. The patio doors with a phantom screen and large windows open to the south-facing main balcony, with stairs leading to the garden below. The updated kitchen boasts Ceasarstone countertops, a subway glass tile backsplash, and a south-facing window above the sink offering views of the horizon and garden. The lower level is a large, open, bright space suitable for various uses, including a home office, guest room, children's playroom, home gym or yoga space, TV, or games area. The updated bathrooms feature modern vanities and ceramic tiles, adding to the home's luxurious feel. Recent upgrades include new triple-pane energy-efficient windows on all north and west exposures, a new aluminum-clad exterior door with full lite, and a new high-energy efficient furnace. The home also features a new 40-gallon vented hot water tank, new energy-efficient LED pot lights on every level, and a new energy-efficient LED ceiling fan with a DC motor. This home is a true masterpiece, offering luxurious living in a tranquil setting.