



2212 29 Avenue SW
Calgary, Alberta

MLS # A2165339



\$999,900

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	942 sq.ft.	Age:	1954 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Slate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Separate Entrance		

Inclusions: Dishwasher (2), Range Hood (2), Refrigerator (2), Stove (2), Shed, Hot Tub (as-is),

\$100K PRICE IMPROVEMENT! Attention Developers, Builders, and Investors. R-C2 zoning, 50 ft x 125 ft lot. Prime location in Calgary's inner city south community! Easy access to vibrant Marda Loop, excellent schools, shopping, trendy restaurants, public transit and a quick commute to the downtown core. Upon entering this bungalow, you'll find yourself in the spacious living room flowing into the dining room and kitchen. The main floor also features two spacious bedrooms and a 4-piece bathroom. With direct access to the rear deck from one of the rooms. From the kitchen, you'll find a private door with access to the backyard where you can make your way down to the laundry room or basement suite. The basement features a legal suite with a separate entrance accessed from the back yard. A spacious floorplan with newer egress windows with a full kitchen, family room, two bedrooms and 4-piece bathroom. A double oversized garage with a workshop enhances the property's functionality, with a landscaped yard, this lot holds promise for future expansion or development. Situated on a quiet street, you can relish tranquility while maintaining close proximity to essential amenities and nearby parks. Recent improvements include new windows (2021), roof (2021), furnace (2020), and hot water tank (2020). Schedule a showing today!