

# \$749,000 - 1825 29 Avenue Sw, Calgary

MLS® #A2221044

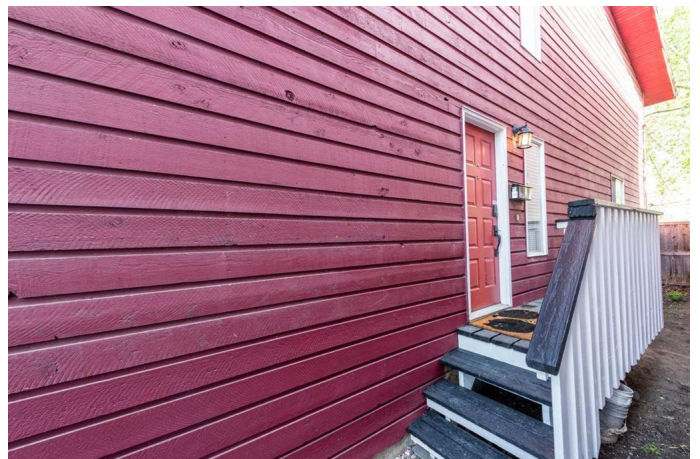
## \$749,000

3 Bedroom, 4.00 Bathroom, 1,588 sqft  
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Located in the highly desirable South Calgary community, this beautifully appointed 2+1 bedroom residence offers over 2,000 sq ft of thoughtfully developed living space. The open-concept main floor features rich hardwood flooring, elegant ceramic tiles, and designer light fixtures. A spacious living room anchored by a striking feature fireplace seamlessly connects to a casual dining area—ideal for both everyday living and entertaining. The well-designed kitchen boasts a central island and a distinctive Tiki bar, which can be removed if preferred. A 2-piece powder room with a dedicated laundry area completes the main level. Upstairs, youâ€™ll find two generously sized bedrooms and two full bathrooms. The primary bedroom offers the convenience of a private ensuite three-piece bathroom and a private balcony overlooking the street. The second bedroom enjoys private balcony access and features a large walk-in closet. The fully developed lower level includes a comfortable family room currently used as a gym, a third bedroom, a 2-piece bathroom, and ample storage space, offering excellent flexibility for guests, a home office, or recreation. Additional highlights include a newer furnace (installed just two years ago). The roof was installed in 2015, a beautifully landscaped and sun-filled backyard with both deck and outdoor firepit, and access to an oversized double detached fully insulated garage.

Situated just moments from the Marda Loop



Communities Association, scenic River Park, vibrant Marda Loop shops and cafes, excellent schools, and public transit. With quick access to downtown via 14th Street, this home combines comfort, style, and location in one exceptional package.

Built in 1979

**Essential Information**

MLS® #	A2221044
Price	\$749,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,588
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1825 29 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1M9

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl
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	Windows, Wood Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Lawn, Level, Rectangular Lot, Street Lighting, Cleared
Roof	Asphalt
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	52
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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