

# \$1,559,000 - 2219 29 Avenue Sw, Calgary

MLS® #A2227135

**\$1,559,000**

6 Bedroom, 6.00 Bathroom, 2,473 sqft

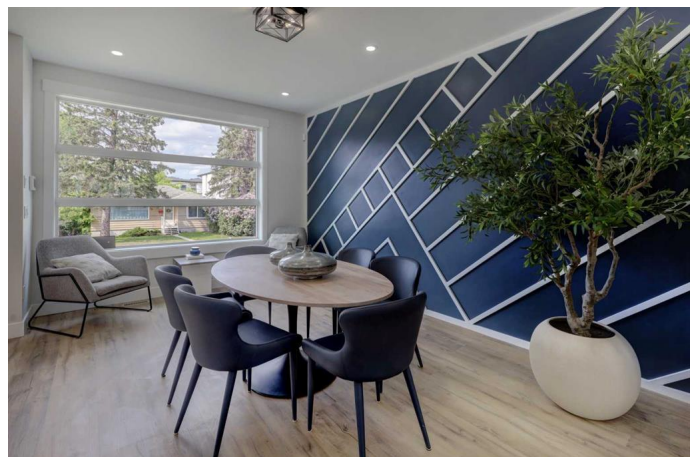
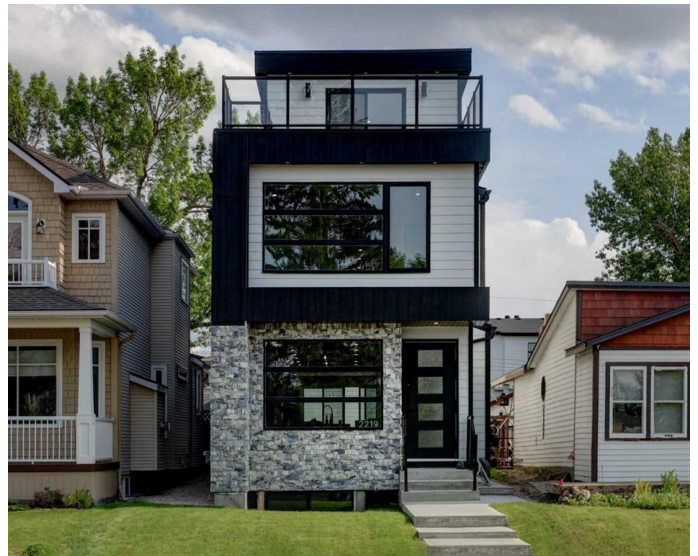
Residential on 0.07 Acres

Richmond, Calgary, Alberta

OPEN HOUSE SUN. SEPT. 14th 2-4PM\* Step into a world of refined sophistication with this newly constructed three-story masterpiece—where impeccable design, luxurious finishes, and intelligent functionality converge to create an unparalleled living experience. This custom-built home has been thoughtfully curated to offer the highest standard of modern luxury and technology. The open-concept main floor welcomes you with seamless flow from the formal dining room to the opulent living space, anchored by a stunning panelled feature wall. The gourmet kitchen is a showpiece of elegance and innovation, adorned with custom sea-foam green cabinetry, a farmhouse sink, sleek integrated JennAir appliances—including a built-in coffee station—and a panelled refrigerator that blends effortlessly into the space. A lower breakfast bar offers an inviting space for casual gatherings or morning routines.

Bathed in natural light, the living room is the epitome of modern warmth, featuring an elegant electric fireplace and a statement accent wall. Expansive sliding glass doors lead to a sun-soaked, south-facing backyard oasis. Beyond lies a heated double detached garage with a fully equipped one-bedroom legal suite above—ideal for a private guest suite, executive office, or rental opportunity.

The main floor powder room outfitted with a state-of-the-art smart toilet featuring a heated seat and integrated bidet. A frameless glass



wall railing adds architectural flair while maintaining the open setting. The side entrance near the staircase provides discreet access to the upper levels, with soft undermount lighting casting an ambient glow on each step.

The second level is a sanctuary of tranquility. The lavish primary suite is a private retreat, complete with a spa-worthy ensuite featuring a sculptural freestanding soaker tub, steam and walk-in rainfall showers, and gleaming gold fixtures throughout. A bespoke makeup vanity adds an extra layer of indulgence. Two additional designer bedrooms, a chic full bath, and a laundry room with custom cabinetry complete the floor with exceptional grace.

Ascend to the third level to discover a versatile bonus loft with a sublime balcony offering million dollar city views. A full bath with a glass-enclosed shower and a spacious bedroom with a private south facing balcony make this level the perfect combination of elevated living and privacy.

The fully finished lower level is a true extension of the home's grandeur. Ambient lighting, a built-in media wall, wet bar, wine fridge, roughed-in in floor heat and a sleek glass-walled fitness studio create dynamic functionality. A stylish full bathroom with a rainfall shower and a bedroom complete this level with polished perfection.

Throughout the home, striking gold hardware, designer lighting, built-in speakers, advanced smart alarm system create a seamless aesthetic of modern opulence.

This is more than a home—it's a lifestyle of elevated living, thoughtful design, modern technology and luxury.

Built in 2024

## Essential Information

MLS® #

A2227135

|                |             |
|----------------|-------------|
| Price          | \$1,559,000 |
| Bedrooms       | 6           |
| Bathrooms      | 6.00        |
| Full Baths     | 5           |
| Half Baths     | 1           |
| Square Footage | 2,473       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2219 29 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1N8           |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 2                                                |
| Parking        | Heated Garage, Insulated, Double Garage Detached |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                                                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, Breakfast Bar, Bidet, Built-in Features, Soaking Tub, Wet Bar |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Wine Refrigerator, Built-In Refrigerator, Built-In Gas Range, Garage Control(s), Microwave Hood Fan                                                                                                   |
| Heating           | Forced Air, Fireplace(s), In Floor Roughed-In                                                                                                                                                                                                                                      |
| Cooling           | None                                                                                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                  |
| Fireplaces        | Electric, Living Room                                                                                                                                                                                                                                                              |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Garden, Balcony, BBQ gas line, Rain Gutters                                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Views |
| Roof              | Asphalt                                                                             |
| Construction      | Wood Frame, Stucco                                                                  |
| Foundation        | Poured Concrete                                                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 106            |
| Zoning         | R-CG           |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.