

\$550,000 - 2225 29 Avenue Sw, Calgary

MLS® #A2240865

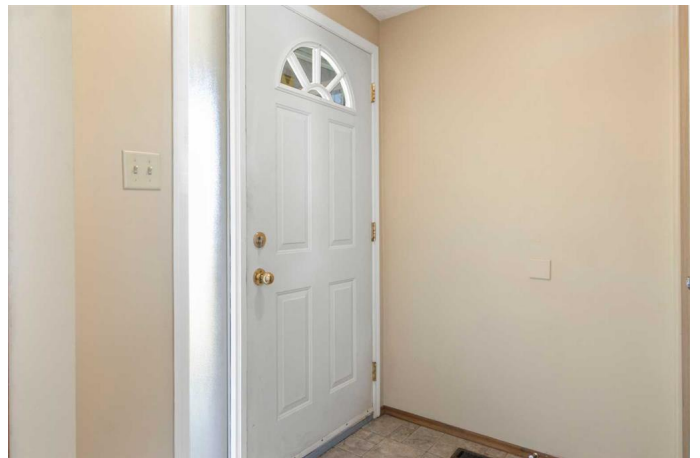
\$550,000

3 Bedroom, 1.00 Bathroom, 1,069 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Old Calgary/Young Calgary Collide! Your family's opportunity to own your own, in this Vibrant and dynamically evolving neighbourhood, Less than 10 minutes Downtown. Affordably priced under \$600,000, and nestled amongst million dollar properties. You are within Walking distance to the South Calgary Swimming pool, Guiffre Library, Up scale Grocers, Trendy Cafés, Brewers and the Boutique Restaurants of Marda Loop, ..and don't forget the Pizza Place that has been there for almost 50 years Over 1000 square feet on the main floor. This 50's bungalow features the best of that era: hardwood floors, 3 decent sized bedrooms. an open Living Dining that offers flexibility to suit varying family needs. "Party anyone?" some past upgrades with a More modern Kitchen, 4 appliances, "Has a Four piece bath with a deep tub for a quiet respite from the world. South facing back yard. "Let's put in a Kiddie Pool! The Single Garage means you won't be brushing off snow and scraping windows in Winter "unfortunately, you still have to shovel the walks. Separate door to basement that leads to the family room with 50's electric fireplace and dry bar. A separate room for office, den, or workouts. Laundry Room has a soaker sink. and a separate storage room. Test out your decorating skills here. Make it what you want it to be, whatever works for you" the framework is there. This is a property that



will not only escalate in value, it will allow your family to grow and thrive, not the old Calgary, but the New Evolving Calgary. This is more than a home, this is a life-style. This is your COMMUNITY.

Built in 1967

Essential Information

MLS® #	A2240865
Price	\$550,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,069
Acres	0.07
Year Built	1967
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	2225 29 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1N8

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1
Waterfront	See Remarks

Interior

Interior Features	Dry Bar
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Tar/Gravel
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.