

# \$1,999,900 - 2011 29 Avenue Sw, Calgary

MLS® #A2250806

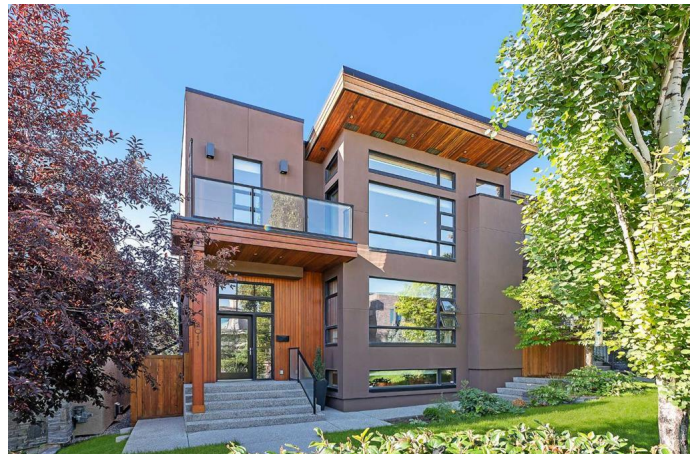
**\$1,999,900**

4 Bedroom, 4.00 Bathroom, 3,060 sqft

Residential on 0.11 Acres

South Calgary, Calgary, Alberta

Situated on a 40'x125' lot on sought-after 29th Avenue in South Calgary with FULL UNOBSTRUCTED CITY VIEWS, this modern, airy 3+1 bedroom home, designed by Alloy Homes & built by Bella Homes, offers over 3900 sq ft of luxurious living space. The main level presents Tahibo hardwood floors, lofty ceilings & is drenched in natural light showcasing the front living room & spacious dining area illuminated by a stunning chandelier. The kitchen is discerningly finished with rift cut oak cabinets, large island/eating bar & top of the line appliances including a Subzero fridge/freezer. A large family room with rift cut oak feature wall & fireplace is open to the kitchen, creating a perfect space for family time or entertaining. Completing the main level is a 2 piece powder room. Ascend the open riser floating staircase to the second level that hosts 3 generously sized bedrooms, a 4 piece bath & laundry room. The primary retreat with access to a private balcony, rift cut oak built-ins & cozy fireplace also boasts 2 separate walk-in closets & a posh 6 piece private ensuite with make-up vanity, relaxing air stream tub & rejuvenating steam shower. Bedrooms 2 & 3 both have access to a large south facing balcony with beautiful city vistas. Basement development includes heated etched concrete floors, large family/media room complete with projector TV & screen & wetbar. The finishing touches to the basement are a fourth bedroom, 3 piece bath & direct access to the heated triple attached



underdrive garage. Outside, enjoy the beautifully landscaped front gardens & sunny south back yard. This stunning inner city home is located close to trendy Marda Loop, excellent schools, shopping, public transit & has easy access to 33rd & 26th Avenues & Crowchild Trail.

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250806    |
| Price          | \$1,999,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,060       |
| Acres          | 0.11        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2011 29 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1N4           |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 3                                     |
| Parking        | Heated Garage, Triple Garage Attached |
| # of Garages   | 3                                     |

### Interior

|                   |                                                                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Chandelier |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator                                                                         |
| Heating           | In Floor, Forced Air                                                                                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                                                                                                                                                           |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Views |
| Roof              | Rubber                                                                     |
| Construction      | Stucco, Wood Frame, Wood Siding                                            |
| Foundation        | Poured Concrete                                                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 4                 |
| Zoning         | R-CG              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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