

# \$829,900 - 1819 29 Avenue Sw, Calgary

MLS® #A2207626

**\$829,900**

3 Bedroom, 3.00 Bathroom, 1,260 sqft  
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

-----OPEN HOUSE Saturday April 12th from 2-4 PM----- Nestled on one of South Calgary's most coveted streets, this stunning 1,768 sq.ft. bi-level home offers 3 bedrooms and 3 bathrooms of pure sophistication. The main floor welcomes you with an expertly designed open-concept layout, where brand-new LVP flooring flows seamlessly throughout. At its heart, a modernized kitchen sparkles with a designer waterfall countertop, contemporary sink, updated appliances, and elegant tile backsplash. The inviting living room, centered around a cozy gas fireplace, creates the perfect setting for both relaxation and entertaining.

Upstairs, discover your private sanctuary in the sunny primary retreat. The generous primary suite showcases a private south-facing balcony with breathtaking city views, a spacious walk-in closet, and a fully renovated 4-piece ensuite bathroom. This level is completed by two additional bedrooms and a full bathroom.

The walkout basement is truly exceptional, bathed in natural light and designed for versatile living. A second gas fireplace anchors the spacious rec room, creating an ideal environment for movie nights or family gatherings. This level features a newly renovated bathroom and abundant storage space.



Step outside to your private south-facing oasis, where professional landscaping, mature trees, and an inviting stone patio create the perfect outdoor retreat.

Live the urban dream! Steps from the vibrant Marda Loop District's boutique shops, restaurants, and coffee houses. Just 7 minutes drive to Downtown and 4 blocks from South Calgary Outdoor Pool. Your perfect lifestyle awaits - book your showing today!

Built in 1982

### **Essential Information**

MLS® #	A2207626
Price	\$829,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,260
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1819 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 Breakfast Bar, Closet Organizers, Double Vanity, Open Floorplan, Storage

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Humidifier, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

### **Exterior**

Exterior Features Balcony, Fire Pit, Lighting, Rain Gutters

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 9th, 2025

Days on Market 4

Zoning R-CG

### **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.