

# \$1,498,888 - 2106 29 Avenue Sw, Calgary

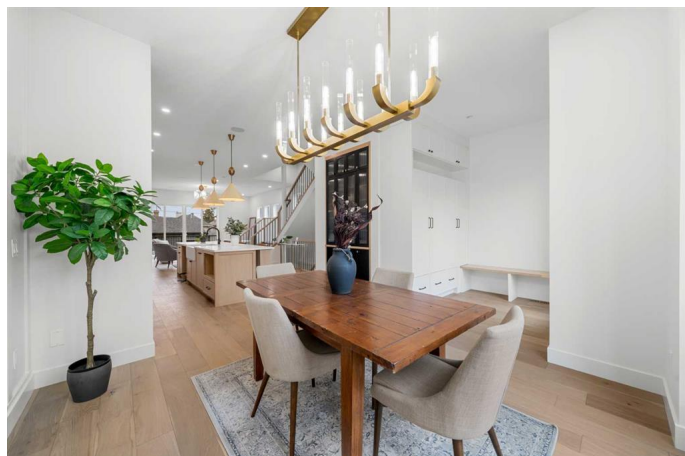
MLS® #A2205022

**\$1,498,888**

5 Bedroom, 5.00 Bathroom, 2,609 sqft  
Residential on 0.07 Acres

Richmond, Calgary, Alberta

**\*\*\*OPEN HOUSE SATURDAY APRIL 5th  
12-2pm\*\*\*** NEWLY BUILT FULLY FINISHED,  
UNIQUE 3 STOREY WITH A WALKUP  
BASEMENT AND INCREDIBLE DOWNTOWN  
VIEWS. This luxurious home in the heart of  
Richmond has been meticulously designed to  
perfectly balance beauty and comfort with  
high-end upgrades that include BUILT-IN  
SPEAKERS ON ALL 4 LEVELS, CUSTOM  
FINISHES THROUGHOUT, DESIGNER  
LIGHTING AND UPGRADED HOT WATER  
TANK, FURNACE AND ROOF SHINGLES.  
The main floor is open and bright with grand  
10â€™™ CEILINGS and gorgeous WIDE  
PLANK HARDWOOD FLOORS. A private  
FOYER WELCOMES GUESTS WITH  
CLEVER BUILT-INS TO HIDE AWAY  
JACKETS AND SHOES. BEAUTIFULLY  
DESIGNED WITH MODERN WOOD  
PANELLING and OVERSIZED WINDOWS,  
the dining room provides an elegant ambience  
for all of your entertainment. Culinary  
adventures await in the GOURMET KITCHEN  
featuring CUSTOM BUILT-INS, FULL-HEIGHT  
CABINETS, AN OVERSIZED FRIDGE, A GAS  
STOVE, QUARTZ BACKSPLASH AND  
COUNTERTOPS, A BUILT-IN WALL PANTRY  
AND A CENTRE ISLAND WITH BREAKFAST  
BAR SEATING for at least 4 people. Spacious  
and bright the living room expands the full  
width of the home inviting relaxation in front of  
the GAS FIREPLACE FLANKED BY  
BUILT-INS. An oversized patio slider  
encourages a seamless indoor/outdoor



lifestyle. This level is completed by a glamorous powder room with a chic wallpaper feature wall. The same stunning HARDWOOD FLOORING IS CONTINUED UP THE STAIRCASE AND ONTO THE SECOND LEVEL. A true owner's sanctuary, the primary bedroom is a lavish retreat with OUTSTANDING DOWNTOWN VIEWS and a CUSTOM WALK-IN CLOSET. Opulent yet inviting the SPA-INSPIRED ENSUITE will have you feeling spoiled daily thanks to the ELECTRIC HEATED FLOORS, COMFORT HEIGHT DUAL VANITY, a freestanding soaker tub and a rain shower with steam rough-in. 2 additional bedrooms, a stylish 4-piece bathroom and convenient laundry with a sink and storage complete this level. A VERY RARE 3RD LEVEL FAMILY ROOM is an amazing extra space for downtime and entertaining with the added convenience of a WET BAR. A 4th bedroom and another full bathroom are also on this level perfect for guests or a home office. INCREDIBLE DOWNTOWN VIEWS are the breathtaking backdrop from the expansive balcony, which will surely be the envy of your guests. Gather in the rec room in the FINISHED WALKUP BASEMENT for movies and games then refill your drink or grab a snack at the SECOND WET BAR. A 5TH BEDROOM AND A 5-PIECE BATHROOM further add to the versatility of this fantastic lower level. Equipped with rough-in for hydronic in-flooring heat as well. A handy mudroom leads outside, perfect for tucking away your items when returning home. Host casual barbecues or enjoy lazy weekends lounging on the FULL-WIDTH DECK in your private backyard, nestled behind the DOUBLE DETACHED GARAGE and PAVED BACK LANE. Phenomenally located within WALKING DISTANCE TO TRENDY MARDA LOOP, SCHOOL, PARKS AND MORE!

Built in 2025

## Essential Information

MLS® #	A2205022
Price	\$1,498,888
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,609
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

## Community Information

Address	2106 29 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1N5

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Paved
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Electric, Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Yard
Lot Description	Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	11
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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