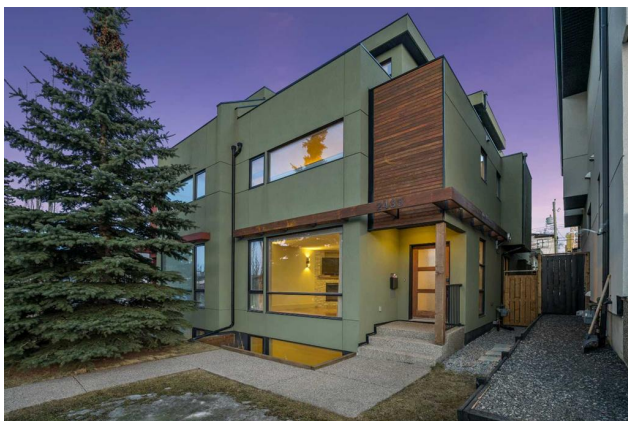


2433 29 Avenue, Calgary T2T 1P1

MLS® #: **A2117895** Area: **Richmond** Listing Date: **04/04/24** List Price: **\$950,000**  
 Status: **Active** County: **Calgary** Change: **-\$25k, 15-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **3,110 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Cul-De-Sac,Low Maintenance Landscape,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

DOM

**45**  
Layout  
 Beds: **4 (4 )**  
 Baths: **4.5 (4 1)**  
 Style: **3 Storey,Side by Side**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Private Yard**  
 Construction: **Stucco,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Hardwood,Slate**  
 Water Source:  
 Fnd/Bsm: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`11" x 14`5"	Kitchen	Main	15`7" x 10`0"
Pantry	Main	6`1" x 4`7"	Dining Room	Main	12`7" x 11`5"
Foyer	Main	7`5" x 4`11"	2pc Bathroom	Main	6`9" x 5`0"
Entrance	Main	8`3" x 3`10"	Bedroom	Second	12`11" x 12`1"
Walk-In Closet	Second	6`5" x 5`0"	Bedroom	Second	12`9" x 11`9"
Bedroom	Second	12`7" x 12`3"	Walk-In Closet	Second	6`9" x 4`11"
Laundry	Second	8`4" x 5`10"	4pc Bathroom	Second	9`6" x 6`6"

4pc Bathroom  
Walk-In Closet  
Game Room  
Furnace/Utility Room

Second  
Third  
Basement  
Basement

10`2" x 6`9"  
12`5" x 6`0"  
20`6" x 18`10"  
19`3" x 11`3"

Bedroom - Primary  
6pc Ensuite bath  
4pc Bathroom

Third  
Third  
Basement

14`7" x 14`6"  
15`9" x 13`10"  
10`9" x 6`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**0913554**

Remarks

Pub Rmks:

On a quiet tree-lined street but steps to all the trendy cafes, shops, eateries, and pubs on 33rd Ave! Nestled within the coveted confines of Richmond Park, this exquisite custom-built three-story residence exudes luxury living. Boasting over 3,300 square feet of remarkable space and featuring 4 bedrooms and 4.5 bathrooms this is a property with a ton of room for all your family's needs. Upon entry, the main floor welcomes you with a good-sized living room, with big bright windows and complete with a gas fireplace adorned with floor-to-ceiling stone facade, creating a warm and inviting ambiance. The gourmet kitchen is a chef's delight, featuring rich maple cabinets, high-end stainless-steel appliances, and a central island with raised eating bar, ideal for casual dining or lively conversations. Open to the large dining area with access door to the large South facing backyard with two-tiered deck and low maintenance landscaping. Throughout the home, solid hardwood floors, slate tile, and granite countertops contribute to its timeless elegance. As you head up to the upper levels you are greeted with brand new luxury vinyl plank flooring and open railings. A rare 4 bedroom above grade floorplan featuring 3 good sized bedrooms and two full bathrooms on the second floor. Great family floorplan for larger families that you rarely see in an infill. The entire upper level is your primary retreat with huge bedroom with private balcony with DT views. The perfect place to unwind with a glass of wine after a long day! Massive spa-like ensuite with huge, jetted soaker tub and walk-in 10mm glass steam shower. Large walk-in closet with custom built-ins complete this fantastic upper level. Fully finished basement with huge open rec room, great movie room, man cave or kids playroom! Another full 4-piece bathroom and large storage area/utility room complete the lower level with new vinyl plank flooring. The area boasts excellent schools and a range of recreational resources, including a skating arena, swimming pool, playgrounds, and parks, including one designed for your furry friend. A short walk away lies the lively Marda Loop, offering a diverse array of dining options, trendy tiered shopping plazas, local shops, exciting nightlife, and memorable community-hosted events. Experience the best of both worlds in this outlying area, enjoying all the amenities of city living while savoring the welcoming and friendly ambiance of a tight knit community. Come discover urban living with style, functionality, and a vibrant neighborhood atmosphere!

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





