

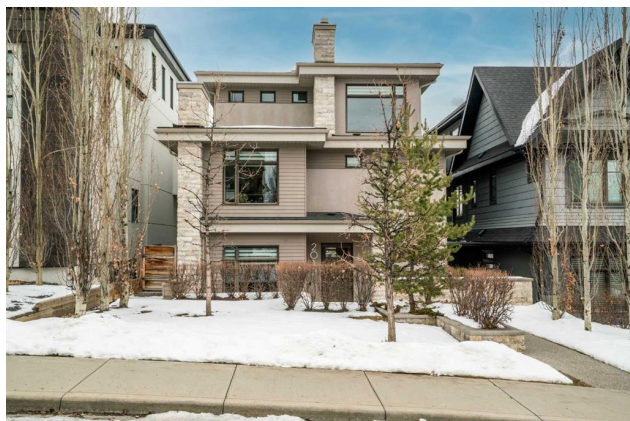


THE
A-TEAM

**RE/MAX
FIRST**

2012 29 Avenue, Calgary T2T 1N3

MLS® #: **A2120361** Area: **South Calgary** Listing Date: **04/04/24** List Price: **\$2,149,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **4,682 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,519**
Low Sqft:
Ttl Sqft: **3,519**

DOM

42
Layout
Beds: **5 (4 1)**
Baths: **5.5 (5 1)**
Style: **3 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Low Maintenance Landscape, Private, Rectangular Lot, Views**
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air, Natural Gas, Radiant**
Sewer:
Ext Feat: **Private Entrance, Private Yard**

Construction: **Cement Fiber Board, Stone, Stucco, Wood Frame**
Flooring: **Concrete, Hardwood, Other, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator**
Int Feat: **Built-in Features, High Ceilings, Natural Woodwork, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`0" x 6`9"	Dining Room	Main	9`4" x 15`4"
Foyer	Main	7`4" x 7`0"	Kitchen	Main	18`8" x 19`8"
Living Room	Main	20`11" x 15`6"	Office	Main	11`4" x 10`10"
3pc Ensuite bath	Second	11`9" x 7`0"	4pc Ensuite bath	Second	9`1" x 5`3"
5pc Ensuite bath	Second	13`6" x 11`6"	Bedroom	Second	13`5" x 17`2"
Bedroom	Second	15`8" x 10`10"	Laundry	Second	9`2" x 10`4"
Bedroom	Second	13`11" x 14`0"	Walk-In Closet	Second	13`10" x 4`11"

5pc Ensuite bath
Walk-In Closet
Bedroom
Game Room

Third
Third
Basement
Basement

10`11" x 21`7"
6`2" x 11`8"
14`7" x 14`8"
26`10" x 21`10"

Bedroom - Primary
3pc Bathroom
Exercise Room
Furnace/Utility Room

Third
Basement
Basement
Basement

14`6" x 28`0"
11`7" x 10`9"
11`5" x 10`0"
9`6" x 8`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

1213402

Remarks

Pub Rmks:

Welcome to the epitome of luxury living in South Calgary. This stunning three-story residence defines contemporary elegance, offering an unparalleled fusion of modern design and amenity filled living. Situated in the vibrant heart of southwest Calgary, this home sets a new standard for inner-city living. As you step inside, prepare to be captivated by the seamless blend of sophistication and comfort. Contemporary stone accents, greenery, and an exposed aggregate concrete walkway greet you, harmonizing effortlessly with the home's exterior featuring hardie board and stucco siding with stone features. The meticulously landscaped 4,682 sq ft lot ensures low-maintenance beauty, enhancing the home's allure. Spanning over 4,800 sq ft of living space, this residence boasts an open-concept layout, creating an inviting atmosphere for both relaxation and entertainment. Crafted by the esteemed Park Haven Designs Inc., every detail showcases its quality craftsmanship and refined taste. Featuring five bedrooms, each with their own ensuite, this home offers unparalleled comfort and privacy. Modern architectural design elevates every corner, while floor-to-ceiling windows frame panoramic views of downtown Calgary and invite natural light to illuminate the space. This home also comes furnished with the ultimate automotive haven - a triple oversized heated garage that can accommodate three additional vehicles with car lifts, conveniently located on a back lane. Convenience is paramount, with close proximity to top-rated schools, downtown attractions, picturesque parks, and the vibrant amenities of Calgary's premier neighbourhood for culture and lifestyle, Marda Loop. Whether you're unwinding in the luxurious master suite, hosting gatherings in the expansive living areas, or enjoying al fresco dining on the private patio, this home offers an unparalleled lifestyle experience. Make this your new home today.

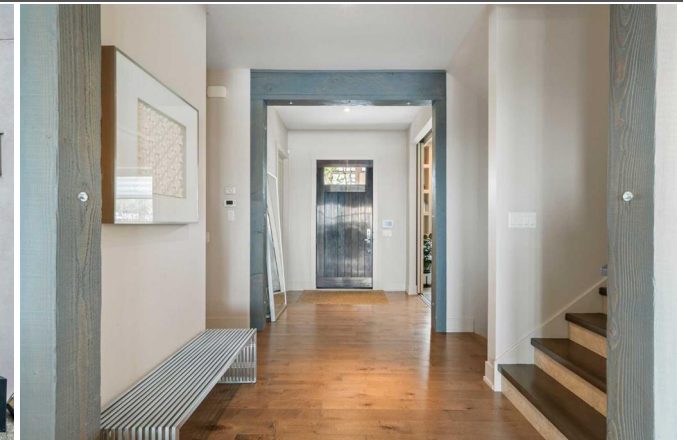
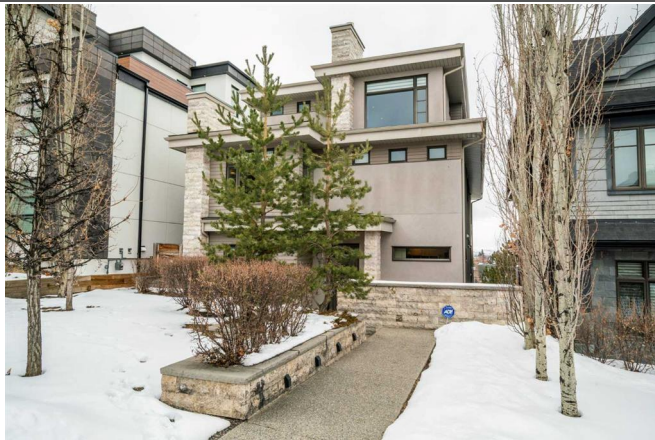
Inclusions:

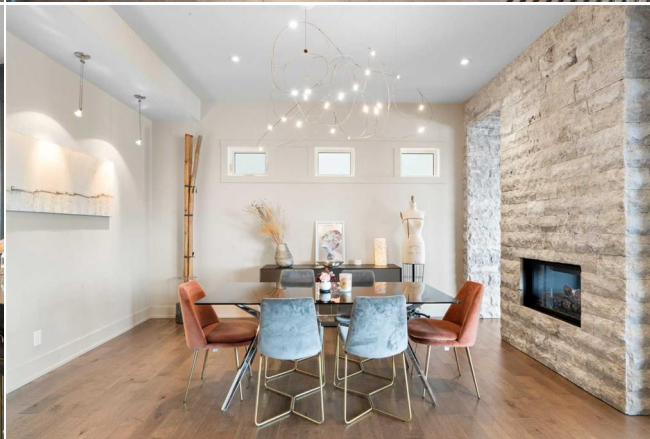
Basement Danby Microwave; Basement Danby Wine Fridge; Basement GE Dishwasher; Basement TV with Mount Above Fireplace; Gym TV with Mount; 4 Sonos Connect Wireless Home Audio Receivers; Fan for Workout Room

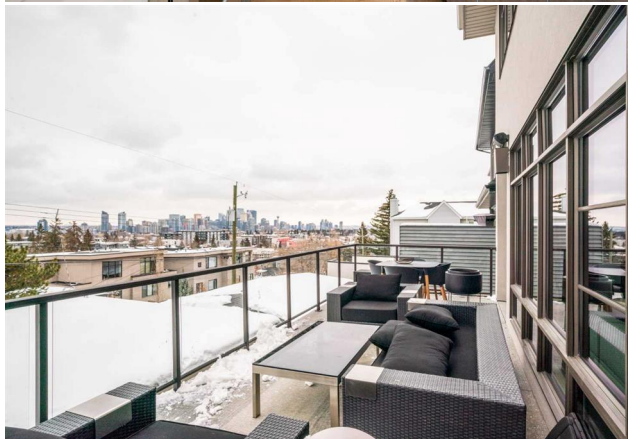
Property Listed By:

Real Estate Professionals Inc.

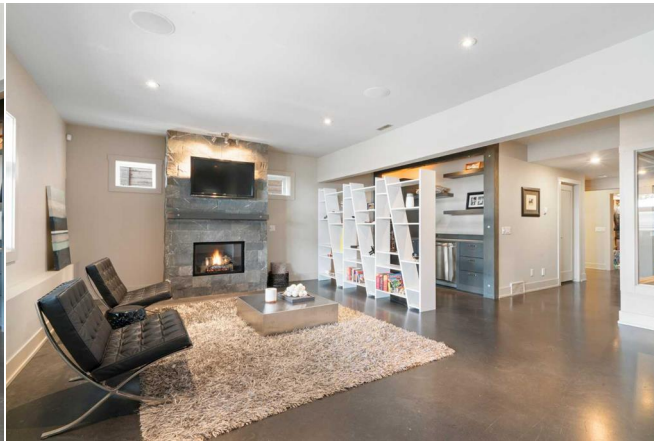
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

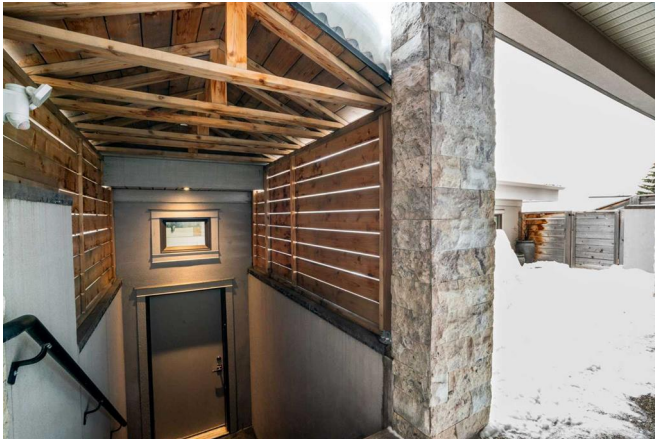












2012 29 Ave SW, Calgary, AB

Main Floor Exterior Area 1318.37 sq ft



0 3 6 9

PREPARED: 2024/02/29

White regions are included from total floor area in CSEER floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



2012 29 Ave SW, Calgary, AB

2nd Floor Exterior Area 1410.21 sq ft



0 3 6 9

PREPARED: 2024/02/29

White regions are included from total floor area in CSEER floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



2012 29 Ave SW, Calgary, AB

3rd Floor Exterior Area 103.10 sq ft



0 3 6 9

PREPARED: 2024/02/29

White regions are included from total floor area in CSEER floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



2012 29 Ave SW, Calgary, AB

Basement (Below Grade) Exterior Area 1334.07 sq ft



PREPARED: 2024/09/29



Wider regions are included from this floor area in CLUEE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.