



THE
A-TEAM

**RE/MAX
FIRST**

2239 29 Avenue, Calgary T2T 1N8

MLS®#: **A2166942**

Area: **Richmond**

Listing Date: **09/18/24**

List Price: **\$1,125,000**

Status: **Active**

County: **Calgary**

Change: **None**

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: **3,132 sqft**
Lot Shape:

Access:
Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **2,032**
Low Sqft:
Ttl Sqft: **2,032**

DOM

11
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking
Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Stone**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Living Room	Main	20`0" x 13`11"	Kitchen	Main	18`0" x 9`6"
Dining Room	Main	14`3" x 10`11"	Foyer	Main	5`9" x 5`4"
Mud Room	Main	5`9" x 3`7"	2pc Bathroom	Main	5`1" x 4`11"
Bedroom - Primary	Upper	17`5" x 12`2"	5pc Ensuite bath	Upper	21`7" x 8`4"
Bedroom	Upper	14`5" x 12`8"	4pc Ensuite bath	Upper	8`11" x 4`11"
Laundry	Upper	7`0" x 6`3"	Game Room	Basement	19`2" x 13`4"
Media Room	Basement	17`5" x 14`10"	Bedroom	Basement	13`5" x 9`2"
Other	Basement	9`2" x 6`6"	Storage	Basement	8`10" x 6`1"
3pc Bathroom	Basement	8`9" x 6`3"	Furnace/Utility Room	Basement	8`9" x 5`3"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **4479P**

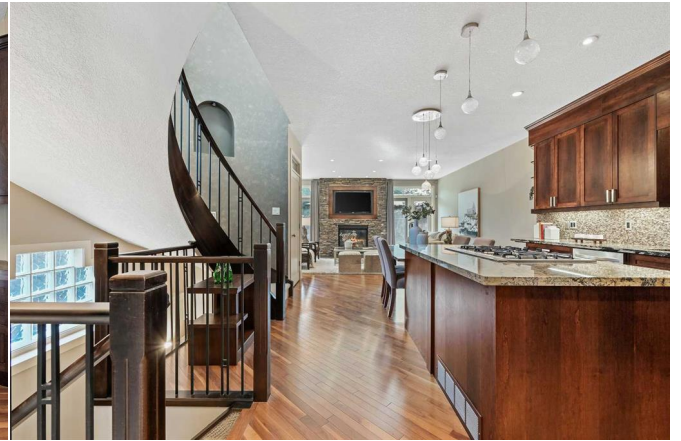
Zoning: **R-C2**

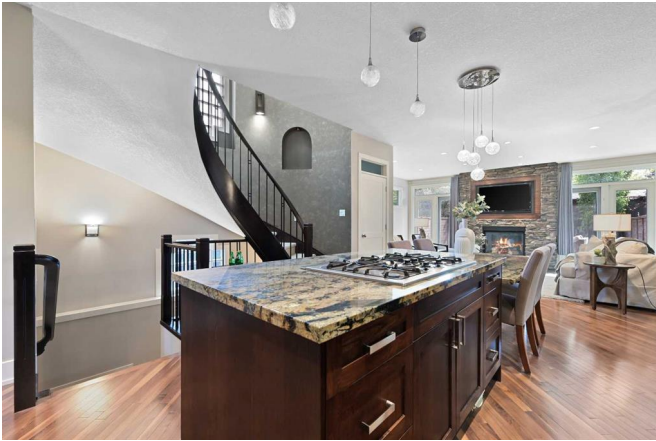
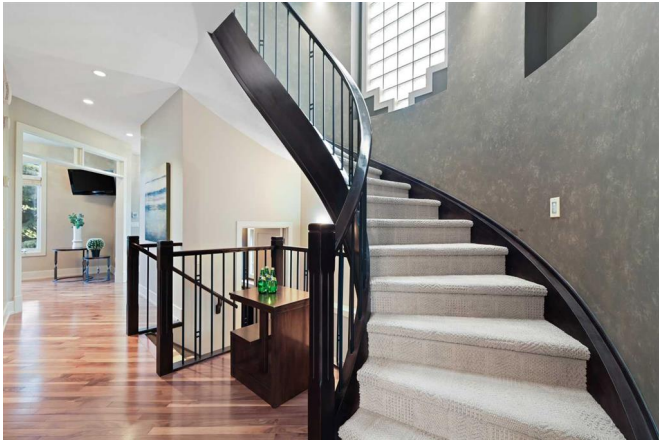
Remarks

Pub Rmks: **Step into this breathtaking 2-storey duplex in Richmond, where luxury and contemporary design meet in perfect harmony. This custom-built attached infill is an exquisite showpiece, offering 3 bedrooms and an array of high-end features that elevate every aspect of living. Just minutes from Marda Loop and the downtown core, this home boasts extensive upgrades, including striking stone feature walls, and an elegant acrylic stucco/stone exterior. The rich walnut floors and exotic granite countertops add an opulent touch to this modern masterpiece. The gourmet kitchen is a showstopper, featuring full-height cabinetry, stainless steel appliances, and a massive center island with a built-in table. A custom stone backsplash adds a sophisticated flair. The generous sized, yet cozy living room offers an elegant stone-faced gas fireplace and double doors leading to your south backyard. The main floor is complete with a Dining Room with built-ins (can easily be a main floor office), a powder room and a mudroom. Upstairs, both massive bedrooms come with walk-in closets and private ensuites. The owners' retreat offers a two-sided fireplace for a cozy ambiance overlooking the bedroom and the soaker tub. The ensuite is a spa-like haven with a glass/tile steam shower and heated floors. The upper level is complete with a laundry room, including cabinets and a convenient folding counter. The lower level houses the most incredible Theatre Room where the stunning custom theatre seating, screen and projector are included! This fully loaded sound-proof home theatre is perfect for movie nights, hockey games, a recording studio, music studio, entertaining guests and more! The property also includes a detached two-car garage, high-efficiency furnace and in-slab heating. The sunny south-facing yard with a huge patio provides an ideal outdoor space for relaxation or gatherings. This property's location is unbeatable, with close proximity to the vibrant Marda Loop, River Park, excellent schools, shopping, public transit, and just minutes to the downtown core via 14th Street. With its sunny southern exposure, this home offers a blend of comfort, style, and convenience that's hard to match! Tired of the same-ol-same-ol? This beautiful home is for you!**

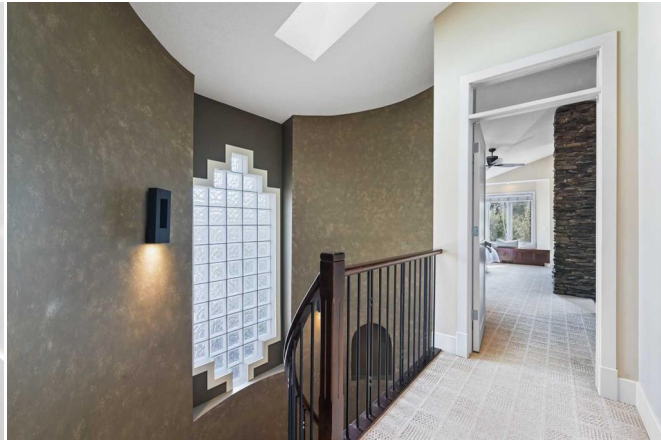
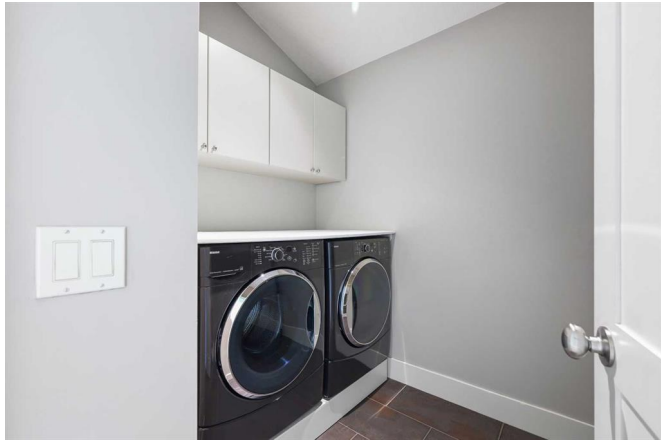
Inclusions: **None**
 Property Listed By: **RE/MAX Realty Professionals**

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













2239 29 AVENUE SW
 FULL DEVELOPMENT THROUGHOUT - 2024/07/01/21
 MAIN LEVEL (AG) - 894.11 SQ. FT. / 81.42 SF
 UPPER LEVEL (AG) - 794.28 SQ. FT. / 72.58 SF
 TOTAL ABOVE GRADE AREA - 2032.03 SQ. FT. / 188.77 SF
 BASEMENT DEVELOPED AREA (AG) - 1074.73 SQ. FT. / 99.84 SF
 REC. CIV. GRADE EXCLUDED AREA (AG) - 229.63 SQ. FT. / 21.06 SF
 TOTAL AGING AREA - 3332.39 SQ. FT. / 309.57 SF

