



THE
A-TEAM

**RE/MAX
FIRST**

2204 29 Avenue, Calgary T2T 1N7

MLS®#: **A2178733**

Area: **Richmond**

Listing Date: **11/12/24**

List Price: **\$1,539,000**

Status: **Active**

County: **Calgary**

Change: **+\$40k, 24-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,125 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,634**
Low Sqft:
Ttl Sqft: **2,634**

DOM

81
Layout
Beds: **4 (3 1)**
Baths: **4.0 (3 2)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s)**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	10`1" x 3`0"	Dining Room	Main	13`0" x 10`7"
Kitchen	Main	21`0" x 8`10"	Mud Room	Main	4`11" x 4`11"
2pc Bathroom	Main	5`0" x 5`0"	Living Room	Main	15`0" x 16`0"
Other	Main	10`0" x 17`0"	Bedroom	Upper	9`6" x 9`8"
Bedroom	Second	10`6" x 9`8"	Walk-In Closet	Upper	5`6" x 4`3"
3pc Ensuite bath	Upper	6`2" x 7`11"	Laundry	Upper	6`0" x 7`10"
5pc Ensuite bath	Upper	12`2" x 12`11"	Bedroom - Primary	Upper	11`3" x 13`0"
Walk-In Closet	Second	4`2" x 13`0"	Loft	Second	31`6" x 12`2"
2pc Bathroom	Second	5`4" x 5`3"	Balcony	Second	6`7" x 16`0"
Bedroom	Basement	10`1" x 12`1"	4pc Bathroom	Basement	5`0" x 10`2"

Furnace/Utility Room
Other

Basement
Basement

7' 4" x 6' 0"
7' 8" x 2' 2"

Exercise Room
Game Room
Legal/Tax/Financial

Basement
Basement

7' 6" x 10' 0"
14' 6" x 18' 10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

4479P

Remarks

Pub Rmks:

Nestled in one of Calgary's most desirable communities, this luxurious, modern home offers the perfect blend of sophisticated design and functional living spaces. Upon entry, you're welcomed into a spacious formal dining room, ideal for entertaining. The chef's kitchen is a dream, featuring a massive central island, sleek quartz countertops, top-of-the-line appliances, and ceiling-height cabinetry that provides ample storage. The open-concept living room, anchored by a beautiful gas fireplace with built-ins, creates a warm, inviting atmosphere, and the patio doors lead to the back deck, perfect for seamless indoor/outdoor living. A convenient mudroom and elegant powder room complete the main level. Upstairs, the primary suite offers a tranquil retreat, with an ensuite bathroom showcasing a walk-in shower, soaking tub, dual vanity, and in-floor heating. A spacious walk-in closet adds to the luxury. The second bedroom features its own walk-in closet and a connected stylish bathroom. A charming reading nook or office area adds flexibility to the upper level. The top level is an entertainer's dream, with a bright open living area leading to a private balcony boasting stunning views, and a secondary primary bedroom with an ensuite and dual walk-in closets—one for her and one for him. The fully finished basement provides even more living space, including a huge recreation room complete with a built-in media center and wet bar, perfect for movie nights or entertaining. An additional office space and ample storage under the stairs add convenience, while the bedroom with a walk-in closet offers privacy and comfort. A full bathroom in the basement completes this level, ensuring a truly versatile layout. Outside, the home is complemented by a double-detached garage, offering secure parking and extra storage. Located in the vibrant South Calgary, this home offers unparalleled luxury, functional space, and access to parks, shops, restaurants, and top-rated schools. This exceptional property is the perfect blend of modern design and comfort—don't miss out on the opportunity to make it yours. House is under construction and will be completed in 3-4 weeks.

Inclusions:
Property Listed By:

None
eXp Realty

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



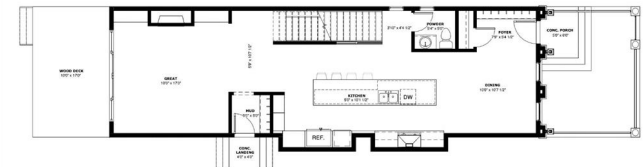
ADDRESS:
204 38 AVE SW
CALGARY, ALBERTA



BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"
REVISED 08/20/24

9'-0" BASEMENT FLOOR

ADDRESS:
204 38 AVE SW
CALGARY, ALBERTA



MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"
REVISED 08/20/24

10'-1 1/8" MAIN FLOOR

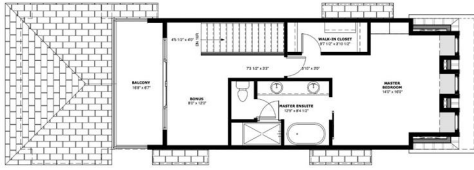
ADDRESS:
206 19 AVE SW
CALGARY, ALBERTA



UPPER FLOOR PLAN
SCALE: 3/16" = 1'-0"
10/10/2024

2'-1 1/8" UPPER FLOOR

ADDRESS:
206 19 AVE SW
CALGARY, ALBERTA



LOFT FLOOR PLAN
SCALE: 3/16" = 1'-0"
10/10/2024

8'-1 1/8" LOFT FLOOR