



THE
A-TEAM

**RE/MAX
FIRST**

2441 29 Avenue, Calgary T2T1P1

MLS®#: **A2180002** Area: **Richmond** Listing Date: **11/20/24** List Price: **\$1,335,000**
 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: **2015**
Lot Information
 Lot Sz Ar: **3,121 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **2,465**
 Low Sqft:
 Ttl Sqft: **2,465**

DOM

1
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,None**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**
 Construction: **Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Skylight(s),Sump Pump(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`6" x 15`0"	Dining Room	Main	14`0" x 13`5"
Living Room	Main	15`2" x 13`7"	Foyer	Main	9`6" x 4`7"
Bonus Room	Second	5`6" x 9`9"	Den	Second	19`5" x 5`0"
Laundry	Second	6`4" x 5`6"	Mud Room	Main	7`0" x 5`0"
Laundry	Third	3`2" x 3`1"	Family Room	Basement	18`8" x 15`0"
Bedroom - Primary	Third	13`9" x 13`5"	Bedroom	Second	14`10" x 10`2"
Bedroom	Second	12`6" x 11`4"	Bedroom	Basement	15`0" x 10`3"

2pc Bathroom
5pc Bathroom
Covered Porch

Main
Second
Main

6`1" x 4`11"
10`3" x 4`11"
14`7" x 4`11"

4pc Bathroom
5pc Ensuite bath
Balcony

Basement
Third
Third

10`1" x 4`11"
17`4" x 10`0"
16`9" x 5`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

4479P

Remarks

Pub Rmks:

Nestled in a quiet cul-de-sac in vibrant Marda Loop this home is walking distance to over 190 shops, restaurants + services! This original owner, fully finished home, offers over 3300 sq.ft. of modern living! From the covered porch you'll be greeted by a birch paneled foyer with a hidden door leading to a walk-in front closet. Spacious main floor has soaring open to above ceilings & full height windows allows natural light to pour in. Wire-brushed white oak hardwood floors, a metal feature wall + fully tiled fireplace add the perfect ambiance for living. All Anchored by a sleek + modern kitchen: oversized center island w/ 4 varying pendant lights, paneled integrated fridge, gas range, built-in microwave, quartz countertops + transom window above kitchen cabinets lets in more light! The living room has full width windows. Sliding glass doors lead out to a sunny + beautifully landscaped SOUTH backyard! Multiple areas outside to entertain from the 25'x10'concrete patio with built-in overhead speakers, gas line for BBQing to the second seating area with cement pavers + fire pit gas hookup completes this outdoor space. Head upstairs to find a versatile + unique bonus room/loft area with angled windows overlooking the front yard. An ideal space for home cinema, work from home or yoga/meditation area. Two large bedrooms, a laundry room + 4-pc bathroom complete the second level. Up to the third floor - the primary suite is a true retreat! A relaxing 5-pc ensuite w/ steam shower, warm heated floors, free standing tub, his/her sink, skylight, separate toilet room & even second washer/dryer hookup! Plus, a walk-in closet with another skylight. Step out to your own private balcony perched up in the tree canopy where you can enjoy watching the sunrise or set! A Fully finished basement completes this home; with heated floors in the family room plus a wet bar, 4pc bathroom, and fourth bedroom! Wired for Security, Built-In Speakers, Honeywell Gateway WiFi Module + Hanging radiant gas heater in garage. This contemporary residence was completed in 2017 + enjoys an ideal location, blocks away from excellent schools, shopping, public transit, and convenient access to 33rd & 26th Avenues and Crowchild Trail. An outstanding home that is waiting for you! Call today!

Inclusions:
Property Listed By:

**Honeywell Gateway Wifi module & Heater in Garage
Real Estate Professionals Inc.**

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











