



THE
A-TEAM

**RE/MAX
FIRST**

2441 29 Avenue, Calgary T2T1P1

MLS®#: **A2180002**

Area: **Richmond**

Listing Date: **11/20/24**

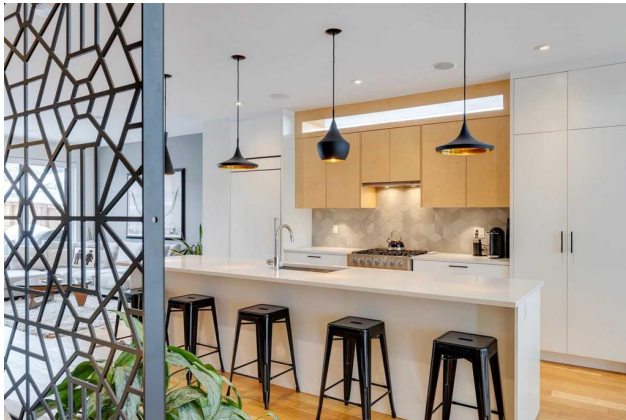
List Price: **\$1,335,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,465

Year Built:

2015

Low Sqft:

Lot Information

Ttl Sqft:

2,465

Lot Sz Ar:

3,121 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Yard,Cul-De-Sac

Double Garage Detached

DOM

31

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
Kitchen	Main	15`6" x 15`0"
Living Room	Main	15`2" x 13`7"
Bonus Room	Second	5`6" x 9`9"
Laundry	Second	6`4" x 5`6"
Laundry	Third	3`2" x 3`1"
Bedroom - Primary	Third	13`9" x 13`5"
Bedroom	Second	12`6" x 11`4"

Room	Level	Dimensions
Dining Room	Main	14`0" x 13`5"
Foyer	Main	9`6" x 4`7"
Den	Second	19`5" x 5`0"
Mud Room	Main	7`0" x 5`0"
Family Room	Basement	18`8" x 15`0"
Bedroom	Second	14`10" x 10`2"
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, Brigade 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 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



