



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2420 29 Avenue, Calgary T2T 1N9**

MLS®#: **A2183298**

Area: **Richmond**

Listing Date: **12/15/24**

List Price: **\$1,529,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,121 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,799**

Low Sqft:

Ttl Sqft: **2,799**

DOM

**6**

Layout

Beds: **5 (4 1)**

Baths: **4.5 (4 1)**

Style: **3 Storey**

Parking

Ttl Park: **3**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Low Maintenance Landscape**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Flat Torch Membrane**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**  
Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Cooktop,Oven-Built-In,Range Hood,Refrigerator,Wine Refrigerator**  
Int Feat: **Built-in Features,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vaulted Ceiling(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`2" x 13`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`10" x 23`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`11" x 18`3"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`10" x 5`9"</b>

<b>Mud Room</b>	<b>Main</b>	<b>4`11" x 4`10"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`2" x 22`2"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`4" x 12`2"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>6`2" x 8`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 11`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 16`4"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`11"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>14`4" x 26`3"</b>
<b>5pc Ensuite bath</b>	<b>Third</b>	<b>7`11" x 14`5"</b>	<b>Bonus Room</b>	<b>Third</b>	<b>15`11" x 14`4"</b>
<b>Walk-In Closet</b>	<b>Third</b>	<b>4`5" x 13`0"</b>	<b>Game Room</b>	<b>Basement</b>	<b>16`7" x 26`0"</b>
<b>Exercise Room</b>	<b>Basement</b>	<b>9`4" x 9`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`10" x 12`11"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`6" x 8`0"</b>			

Legal/Tax/Financial

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

Zoning: **R-C2**

Remarks

Pub Rmks: **situated in one of Calgary's most coveted neighborhoods, this exceptional residence seamlessly blends modern luxury with timeless design, offering an unparalleled living experience. As you step inside, you are immediately greeted by a spacious formal dining room, perfect for hosting sophisticated dinner parties or intimate gatherings. The kitchen is a culinary masterpiece, featuring an expansive central island, pristine quartz countertops, custom built cabinetry, and top-of-the-line, integrated appliances that elevate the space. The built in pantries provides added convenience and storage for the most discerning chef. The open-concept living area features a stunning gas fireplace with custom built-ins, creating an inviting atmosphere for both relaxation and entertaining. Large patio doors open to the expansive deck, seamlessly blending indoor and outdoor living, while flooding the home with natural light. A thoughtfully designed mudroom, an elegant office and a beautifully appointed powder room complete the main floor, offering both functionality and elegance. Second floor luxurious primary suite is a true sanctuary, featuring a spa-inspired ensuite with a walk-in rain shower, freestanding soaking tub, dual vanities, and radiant in-floor heating. walk-in closet provides ample space for even the most extensive wardrobe. The second & third bedroom offers a private retreat, complete with their own walk-in closets .The third level is a showstopper , The expansive open living area with a wet bar leads to a huge covered balcony, where breathtaking views provide the perfect backdrop for relaxation. This level also features a secondary primary bedroom with a walk-in closet and a luxurious ensuite bathroom with high-end finishes. The fully finished basement offers elegant space for living and entertaining. A large recreation room with a built-in media centre and wet bar is perfect for movie nights or hosting guests. The home Gym is perfect for yoga or workout , as well as abundant storage beneath the stairs . A generously sized bedroom with a closet offers a private retreat, while a full bathroom rounds out the lower level, ensuring that every need is met. Outside, the property is further enhanced by a private patio at the front and a double-detached garage at the back, offering secure parking and additional storage space .Located in the vibrant community of South Calgary, this home offers easy access to parks, shopping, dining, and top-rated schools, ensuring the best of urban living with a touch of tranquility. Under construction and set for completion in couple month, this residence presents a rare opportunity to own a truly luxurious home that perfectly balances sophisticated design with everyday comfort. Don't miss the chance to make this unparalleled property your own.**

Inclusions: **None**  
 Property Listed By: **RE/MAX Real Estate (Central)**

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



**2420 29 Ave SW, Calgary, AB**

Main Floor Exterior Area 906.76 sq ft  
Interior Area 911.87 sq ft



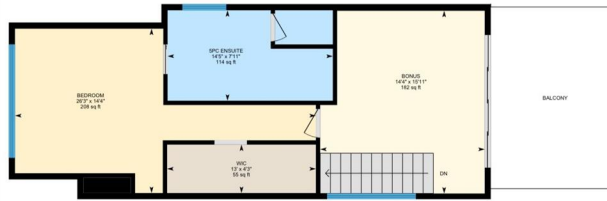
**2420 29 Ave SW, Calgary, AB**

Upper 1 Floor Exterior Area 1115.85 sq ft  
Interior Area 1022.03 sq ft



**2420 29 Ave SW, Calgary, AB**

Upper 2 Floor Exterior Area 687.15 sq ft  
Interior Area 622.43 sq ft



**2420 29 Ave SW, Calgary, AB**

Basement (Below Grade) Exterior Area 905.30 sq ft  
Interior Area 822.91 sq ft



2420 29 Ave SW, Calgary, AB

Garage Excluded Area 405.70 sq ft

