

# \$1,469,900 - 2418 29 Avenue Sw, Calgary

MLS® #A2215304

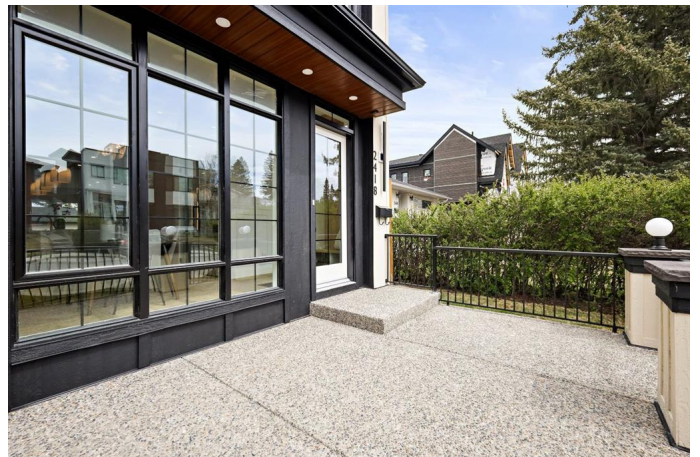
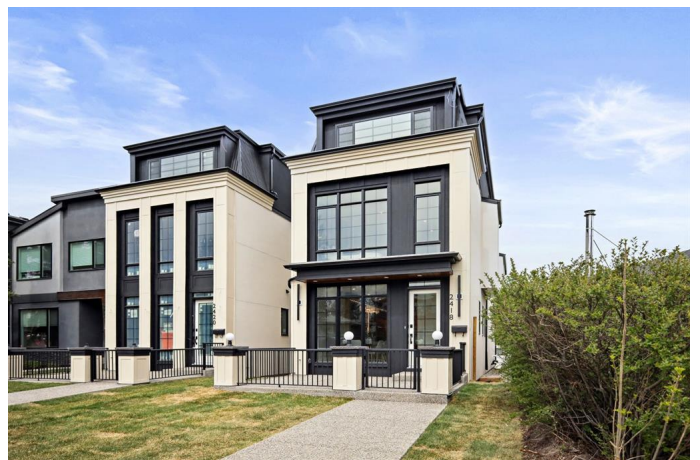
**\$1,469,900**

5 Bedroom, 4.00 Bathroom, 2,796 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Nestled in one of Calgary's most sought-after communities, this exquisite residence offers a harmonious blend of contemporary luxury and thoughtful functionality. Every detail has been meticulously designed to create an inviting, sophisticated space perfect for both daily living and elegant entertaining. Step through the front door into a grand formal dining room—ideal for hosting memorable gatherings. The chef's kitchen is a culinary haven, boasting a sprawling central island, sleek quartz countertops, premium stainless-steel appliances, and full-height cabinetry that combines beauty with abundant storage and ambient lighting throughout. The open-concept living room is anchored by a striking gas fireplace framed by custom built-ins, offering a warm, welcoming atmosphere. Expansive patio doors open seamlessly to the back deck, creating a perfect flow for indoor-outdoor living and entertaining, and a dedicated office for your peaceful work space. A stylish powder room and well-appointed mudroom complete the main level with both elegance and practicality. Upstairs, the serene primary suite serves as a private sanctuary, featuring a spa-inspired ensuite with a luxurious soaking tub, glass-enclosed walk-in shower with rough-ins for steamer, dual vanities, and in-floor heating. A spacious walk-in closet enhances the comfort and convenience. The second bedroom includes its own walk-in closet. And



a bright reading nook or home office space adds flexibility and charm to the upper floor. Ascend to the top level—“an entertainer’s dream”—where a sunlit lounge opens to a private balcony with breathtaking views. This level is complete with a sleek wet bar and a stunning secondary primary suite, offering a huge walk-in closet ,and an elegant ensuite bathroom, with walk-in shower and a free standing soaker tub with heated floors. The fully finished basement expands the living space with a generous recreation room, custom-built media centre , and an additional wet bar—perfect for cozy movie nights or hosting friends. A private gym , ample under-stair storage, and a spacious bedroom with its own walk-in closet provide versatility and comfort. A stylish full bathroom completes this well-designed level. Outside, the property is complemented by a double-detached garage, offering secure parking and additional storage. Set in vibrant South Calgary, this exceptional home is just moments from scenic parks, boutique shopping, fine dining, and top-rated schools. A true masterpiece of modern design and everyday comfort, this is a rare opportunity to own a home that exceeds every expectation.

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215304    |
| Price          | \$1,469,900 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,796       |
| Acres          | 0.07        |
| Year Built     | 2025        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 3 Storey    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2418 29 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1N9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters                                     |
| Appliances        | Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air                                                                                              |
| Cooling           | Rough-In                                                                                                              |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                     |
| Fireplaces        | Electric, Gas                                                                                                         |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Finished, Full                                                                                                        |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Courtyard, Lighting |
| Lot Description   | Back Lane, City Lot          |
| Roof              | Asphalt Shingle              |
| Construction      | Stucco, Wood Frame           |
| Foundation        | Poured Concrete              |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 4             |
| Zoning         | RC-2          |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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