

2133 29 Avenue SW  
Calgary, Alberta

MLS # A2285781



**\$2,399,900**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,343 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, View		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar

**Inclusions:** Additional built-in fridge.

Beautifully positioned in the heart of Marda Loop on a quiet, tree-lined street and situated on a 31'x125' lot, this super luxe residence offers nearly 4400 sq ft of developed living space and combines exceptional design, thoughtful functionality, and refined comfort. A sunny south-facing backyard and fully unobstructed city views set the stage for elevated inner city living. A private elevator services all levels—from the basement to the top floor—offering effortless accessibility for those looking to age in place or right-size without compromise. Inside, the home is rich with high-end finishes, including chevron-patterned hardwood flooring throughout, two toned cabinetry with warm wood accents, and a beautifully appointed butler's walk through pantry connecting the kitchen to the spacious dining area. The living room centres around a gas fireplace with a white oak mantle and striking tile surround, while the chef's kitchen impresses with quartz countertops, a generous island/eating bar, statement wall panelling, hexagon tile details, and premium stainless steel appliances. A wide, light-filled staircase leads to the second level, where you'll find a bonus room, a well designed laundry room, and two large bedrooms—each complete with its own private ensuite. The top floor is a true primary retreat, offering a private lounge/den, a wet bar, full city views, and direct elevator access. The luxurious primary suite features an exceptional walk in closet and a spa inspired ensuite with dual vanities, heated floors, freestanding soaker tub and a glass shower with bench which is roughed in for steam. The fully developed basement—also roughed in for in floor heat—includes a stylish built in bar, a massive recreation room ideal for movie nights, fitness space, or play, a fourth bedroom, and a beautifully finished three

piece bathroom. Additional highlights include designer lighting with glass and bronze gold detailing, moody chandeliers and statement sconces, rough in for A/C, a fully landscaped and fenced yard, a front deck/balcony, and a timeless exterior design. Parking is a breeze with a double attached garage is also roughed in for in floor heat. Just steps from the amenities of Marda Loop, close to transit, Crowchild Trail, parks, schools, and only a 10 minute drive to downtown Calgary, this home delivers the best of luxury and location in one exceptional package.