# \$875,000 - 1, 1524 29 Avenue Sw, Calgary

MLS® #A2230606

## \$875,000

4 Bedroom, 4.00 Bathroom, 1,374 sqft Residential on 0.04 Acres

South Calgary, Calgary, Alberta

Live stylishly in the heart of South Calgary w/ this brand-new, front-facing townhome that perfectly blends luxury, location, and low-maintenance living. Thoughtfully designed w/ 3 beds, 2.5 baths, and a LEGAL 1 BEDROOM BASEMENT SUITE (approval by the city, pending final inspections), this is inner-city living w/out compromise! The interiors strike a perfect balance between MODERN LUXURY and livable design. Expect high-end finishes that are rare to find at this price point â€" blonde wood tones, sleek custom cabinetry, and modern and thoughtful tile. Designer hardware, Mid-Century inspired embellishments, and a clean neutral palette give this space a fresh, elevated vibe. The kitchen is the heart of the home, designed w/ both form and function in mind. A large quartz island anchors the space w/ bar seating for casual meals or morning coffee. There's a full stainless steel appliance package, generous cabinetry, and a stylish backsplash that adds just the right amount of visual interest. It's open to the dining area and spacious living room, creating the perfect layout for hosting or just relaxing at home. And don't forget the upscale powder room, complete w/ designer lighting. Upstairs, the primary suite feels like a boutique hotel retreat w/ a PRIVATE BALCONY, a large walk-in closet, & a modern 3-pc ensuite w/ a fully tiled walk-in shower. Two additional bedrooms and a full bathroom give you space for guests, kids, or home office! And yes, there's a laundry room







upstairs, tucked conveniently between bedrooms. Downstairs is perfectly set up for a mortgage helper, additional INCOME GENERATOR, or the perfect spot for multi-generational living w/ a LEGAL 1-BED SUITE. The modern touches flow into this space as well, w/ an open kitchen and living room space w/ ceiling-height cabinetry, stainless steel appliances, and quartz countertops, complete w/ separate laundry, a great-sized bedroom, and a full 4-pc bathroom. There is a completely separate entrance to the suite, as well, for complete ease of use. This unit offers a private front patio, low-maintenance landscaping, and a detached garage at the back â€" a serious bonus in the inner city. The backyard will also include upright bike racks and secure CycleSafe lockers for added convenience. You're tucked into a tree-lined street in South Calgary, but just a short stroll to absolutely everything. Our Daily Brett, the South Calgary Pool, and library are just at the end of the street, cSPACE King Edward's arts and community programming is just a few blocks over, and all the everyday amenities in Marda Loop are w/in walking distance â€" Blush Lane Organic Market, Safeway, Shoppers, fitness studios, and an incredible lineup of restaurants. You're minutes from 17th Ave's restaurants and nightlife, and a quick commute to downtown! Whether you're looking for a stylish new home in an established neighbourhood or a long-term rental property w/ strong demand, this unit is an incredible opportunity!

Built in 2025

## **Essential Information**

MLS® # A2230606

Price \$875,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Acres 0.04

Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey, Back Split

Status Active

## **Community Information**

Address 1, 1524 29 Avenue Sw

Subdivision South Calgary

City Calgary
County Calgary
Province Alberta
Postal Code T2T 1M3

### **Amenities**

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features Closet Organizers, Open Floorplan, Separate Entrance, Walk-In

Closet(s), Recessed Lighting

Appliances Dishwasher, Microwave, Refrigerator, Gas Range, Range Hood,

Washer/Dryer Stacked

Heating Forced Air

Cooling None
Has Basement Yes

Basement See Remarks, Suite

#### **Exterior**

Exterior Features Balcony, Private Entrance

Lot Description Back Lane, Landscaped

Roof Asphalt

Construction Stucco, Concrete, Metal Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed June 12th, 2025

Days on Market 125

Zoning M-CG d72

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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