

101, 1814 29 Avenue SW  
Calgary, Alberta

MLS # A2225766



# \$475,000

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	975 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Enclosed, Garage Door Opener, Garage Faces Rear, Heated G		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, City Lot, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Combination, In Floor, Fireplace(s), Hot Water, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Powered blinds. Powered awning above living room window and the manual awning above door. Heat pump, built in wall unit in living room. All furniture is negotiable (except bed and art and personal items).

Welcome to this well built concrete and steel constructed building. This beautifully updated 2-bedroom, 2.5-bath condo is perfectly situated just one block from the vibrant South Calgary Community Centre, swimming pool, library, and the popular farmers market. Nestled on a quiet street lined with million-dollar homes and new infills, this spacious residence offers the ideal blend of urban convenience and residential charm. Boasting 1,346 sq ft of thoughtfully designed living space (975 sq ft on the main level plus 371 sq ft below), this multi-level unit features wide vinyl plank flooring throughout the main level, fresh neutral paint, and a stylish white kitchen with granite countertops, subway tile backsplash, stainless steel appliances (including a counter cooktop and built-in oven), and a large island plus a separate breakfast bar—perfect for entertaining. The expansive living room is filled with natural light from two large south-facing windows, enhanced by exterior power awning and power blinds for added comfort. Cozy up by the gas fireplace framed with a sleek tile surround and mantle, or host guests in the generous dining area that easily accommodates a full-size table. The main level primary suite offers a true retreat with a luxurious ensuite featuring dual vanity sinks, granite countertops, walk-in shower, and a private water closet. On the lower level, you'll find heated floors, a spacious second bedroom with its own 4-piece ensuite and walk-in closet, a private den ideal for a home office, and a separate laundry room. Additional highlights include a new heat pump which provides additional heat and cooling for year-round comfort. Titled indoor parking in a heated secured garage-parkade. Separate assigned storage room. South-facing private garden area and patio with gas BBQ outlet. Located minutes from Marda Loop's trendy shops, cafes,

and restaurants, this home offers unbeatable walkability in one of Calgary's most sought-after neighborhoods. Don't miss this rare opportunity to own a move-in-ready home in a location that truly has it all. Quick possession is available. Call your favorite Realtor to schedule your private viewing today!