

**2010 29 Avenue SW**  
**Calgary, Alberta**

**MLS # A2322459**



**\$2,000,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,571 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Priv		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete, 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, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Perched on one of Calgary's highest elevation streets, this exceptional custom residence on prestigious 29th Avenue SW offers Over 4800 square feet of luxurious living space with sweeping panoramic views of the downtown skyline and city beyond. Located in the heart of Marda Loop, this rare 4+1 bedroom home combines outstanding design, elevated craftsmanship, and an unbeatable inner-city lifestyle. The main floor is designed to impress, featuring soaring ceilings, expansive windows, and rich hardwood flooring throughout. A formal dining room and private office with custom built-ins provide elegant and functional spaces for entertaining and working from home. At the heart of the home is a stunning chef's kitchen appointed with quartz countertops, a large central island, premium appliances, extensive cabinetry, and a fully equipped butler's pantry. The kitchen flows seamlessly into the spacious living room, where floor-to-ceiling windows perfectly frame the spectacular city views. The second level hosts three generously sized bedroom retreats, each complete with a walk-in closet and private ensuite. One of the bedrooms functions beautifully as a primary suite, featuring dual walk-in closets and a spa-inspired ensuite with double vanities, a freestanding soaker tub, and a separate glass shower. A well-appointed laundry room with built-in storage and sink completes the level. Occupying the entire top floor, the penthouse-style retreat offers incredible flexibility as a luxurious primary suite, guest quarters, executive office, or private lounge. Complete with a built-in workspace, walk-in closet, elegant five-piece ensuite, and private balcony, this level delivers some of the most breathtaking views available in the city. The fully developed walkout lower level expands the home's exceptional living space with heated polished concrete

floors, a large recreation and media room, wet bar, wine cellar, fitness room, fifth bedroom, and full bathroom. Whether entertaining guests or enjoying a quiet evening at home, this level is designed for comfort and versatility. Outside, multiple outdoor living spaces take full advantage of the remarkable setting. The upper deck captures unobstructed skyline views, while the covered patio and professionally designed low-maintenance backyard create the perfect environment for year-round enjoyment. An oversized triple detached garage completes the property. Situated just moments from Marda Loop's boutiques, cafés, restaurants, River Park, top-rated schools, and downtown Calgary, this is a rare opportunity to own a landmark home in one of the city's most coveted locations.