



## 2212 29 Avenue Calgary Alberta

\$1,100,000

Attention Developers, Builders, and Investors. R-C2 zoning, 50 ft x 125 ft lot. Prime location in Calgary's inner city south community! Easy access to vibrant Marda Loop, excellent schools, shopping, trendy restaurants, public transit and a quick commute to the downtown core. Upon entering this bungalow, you'll find yourself in the spacious living room flowing into the dining room and kitchen. The main floor also features two spacious bedrooms and a 4-piece bathroom. With direct access to the rear deck from one of the rooms. From the kitchen, you'll find a private door with access to the backyard where you can make your way down to the laundry room or basement suite. The basement features a legal suite with a separate entrance accessed from the back yard. A spacious floorplan with newer egress windows with a full kitchen, family room, two bedrooms and 4-piece bathroom. A double oversized garage with a workshop enhances the property's functionality, with a landscaped yard, this lot holds promise for future expansion or development. Situated on a quiet street, you can relish tranquility while maintaining close proximity to essential amenities and nearby parks. Recent improvements include new windows (2021), roof (2021), furnace (2020), and hot water tank (2020). Schedule a showing today! (id:6769)

Family room 10.25 Ft x 9.33 Ft  
Dining room 7.00 Ft x 4.50 Ft  
Other 7.50 Ft x 6.67 Ft  
Bedroom 10.75 Ft x 9.17 Ft  
Bedroom 10.42 Ft x 8.83 Ft  
4pc Bathroom 10.83 Ft x 7.00 Ft  
Laundry room 7.50 Ft x 4.08 Ft

Living room 19.75 Ft x 11.25 Ft  
Kitchen 13.58 Ft x 10.17 Ft  
Dining room 11.00 Ft x 8.42 Ft  
Bedroom 13.25 Ft x 9.83 Ft  
Bedroom 10.25 Ft x 9.58 Ft  
4pc Bathroom 6.83 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:

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See

**Mirror**

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