



## 2441 29 Avenue Calgary Alberta

\$1,335,000

Nestled in a quiet cul-de-sac in vibrant Marda Loop this home is walking distance to over 190 shops, restaurants + services! This original owner, fully finished home, offers over 3300 sq.ft. of modern living! From the covered porch you'll be greeted by a birch paneled foyer with a hidden door leading to a walk-in front closet. Spacious main floor has soaring open to above ceilings & full height windows allows natural light to pour in. Wire-brushed white oak hardwood floors, a metal feature wall + fully tiled fireplace add the perfect ambiance for living. All Anchored by a sleek + modern kitchen: oversized center island w/ 4 varying pendant lights, paneled integrated fridge, Brigade gas range, built-in microwave, quartz countertops + transom window above kitchen cabinets lets in more light! The living room has full width windows. Sliding glass doors lead out to a sunny + beautifully landscaped SOUTH backyard! Multiple areas outside to entertain from the 25'x10'concrete patio with built-in overhead speakers, gas line for BBQing to the second seating area with cement pavers + fire pit gas hookup completes this outdoor space. Head upstairs to find a versatile + unique bonus room/loft area with angled windows overlooking the front yard. An ideal space for home cinema, work from home or yoga/meditation area. Two large bedrooms, a laundry room + 4-pc bathroom complete the second level. Up to the third floor - the primary suite is a true retreat! A relaxing 5-pc ensuite w/ steam shower, warm heated floors, free standing tub, his/her sink, skylight, separate toilet room & even second washer/dryer hookup! Plus, a walk-in closet with another skylight. Step out to your own private balcony perched up in the tree canopy where you can enjoy watching the sunrise or set! A Fully finished basement completes this home; with heated floors in the family room plus a wet bar, 4pc bathro...

Bonus Room 5.50 Ft x 9.75 Ft

Den 19.42 Ft x 5.00 Ft

Laundry room 6.33 Ft x 5.50 Ft

Bedroom 14.83 Ft x 10.17 Ft

Bedroom 12.50 Ft x 11.33 Ft

5pc Bathroom 10.25 Ft x 4.92 Ft

Family room 18.67 Ft x 15.00 Ft

Bedroom 15.00 Ft x 10.25 Ft

4pc Bathroom 10.08 Ft x 4.92 Ft

Kitchen 15.50 Ft x 15.00 Ft

Dining room 14.00 Ft x 13.42 Ft

Living room 15.17 Ft x 13.58 Ft

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**Mirror**

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Laundry room 3.17 Ft x 3.08 Ft  
Primary Bedroom 13.75 Ft x 13.42 Ft  
5pc Bathroom 17.33 Ft x 10.00 Ft  
Other 16.75 Ft x 5.17 Ft

Foyer 9.50 Ft x 4.58 Ft  
Other 7.00 Ft x 5.00 Ft  
2pc Bathroom 6.08 Ft x 4.92 Ft