



## 2204 29 Avenue Calgary Alberta

\$1,459,000

Nestled in one of Calgary's most desirable communities, this luxurious, modern home offers the perfect blend of sophisticated design and functional living spaces. Upon entry, you're welcomed into a spacious formal dining room, ideal for entertaining. The chef's kitchen is a dream, featuring a massive central island, sleek quartz countertops, top-of-the-line appliances, and ceiling-height cabinetry that provides ample storage. The open-concept living room, anchored by a beautiful gas fireplace with built-ins, creates a warm, inviting atmosphere, and the patio doors lead to the back deck, perfect for seamless indoor/outdoor living. A convenient mudroom and elegant powder room complete the main level. Upstairs, the primary suite offers a tranquil retreat, with an ensuite bathroom showcasing a walk-in shower, soaking tub, dual vanity, and in-floor heating. A spacious walk-in closet adds to the luxury. Additional 2 bedrooms features its own walk-in closet and 3 piece ensuite bathrooms. The top level is an entertainer's dream, with a bright open living area leading to a private balcony boasting stunning views, and a secondary primary bedroom with an ensuite and dual walk-in closets—one for her and one for him. The fully finished basement provides even more living space, including a huge recreation room complete with a built-in media center and wet bar, perfect for movie nights or entertaining. An additional office space and ample storage under the stairs add convenience, while the bedroom with a walk-in closet offers privacy and comfort. A full bathroom in the basement completes this level, ensuring a truly versatile layout. Outside, the home is complemented by a double-detached garage, offering secure parking and extra storage. Located in the vibrant South Calgary, this home offers unparalleled luxury, functional space, and access to parks, shops, restaurants, and top...

Bedroom 9.42 Ft x 9.58 Ft

Other 7.83 Ft x 6.00 Ft

Office 11.67 Ft x 6.75 Ft

Other 16.25 Ft x 5.92 Ft

5pc Bathroom 10.92 Ft x 8.08 Ft

Other 6.08 Ft x 4.83 Ft

Furnace 8.83 Ft x 7.58 Ft

Exercise room 9.17 Ft x 7.83 Ft

Other 7.92 Ft x 4.75 Ft

Recreational, Games room 13.58 Ft x 14.58 Ft

Other 7.75 Ft x 5.42 Ft

Dining room 15.00 Ft x 10.17 Ft

a

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.greengroup.estate/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Other 7.50 Ft x 3.92 Ft

Bedroom 13.92 Ft x 14.25 Ft

Bedroom 10.83 Ft x 12.42 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Kitchen 20.08 Ft x 12.33 Ft

Other 4.92 Ft x 4.83 Ft

2pc Bathroom 5.50 Ft x 4.83 Ft