



## 1524 29 Avenue Calgary Alberta

\$875,000

Live stylishly in the heart of South Calgary w/ this brand-new, front-facing townhome that perfectly blends luxury, location, and low-maintenance living. Thoughtfully designed w/ 3 beds, 2.5 baths, and a legal 1-bed lower suite (subject to approval by the city), this is inner-city living w/out compromise! The interiors strike a perfect balance between MODERN LUXURY and livable design. Expect high-end finishes that are rare to find at this price point – blonde wood tones, sleek custom cabinetry, and modern and thoughtful tile. Designer hardware, mid-century inspired embellishments, and a clean neutral palette give this space a fresh, elevated vibe. The kitchen is the heart of the home, designed w/ both form and function in mind. A large quartz island anchors the space w/ bar seating for casual meals or morning coffee. There's a full stainless steel appliance package, generous cabinetry, and a stylish backsplash that adds just the right amount of visual interest. It's open to the dining area and spacious living room, creating the perfect layout for hosting or just relaxing at home. And don't forget the upscale powder room, complete w/ designer lighting. Upstairs, the primary suite feels like a boutique hotel retreat w/ a PRIVATE BALCONY, a large walk-in closet, and a modern 3-pc ensuite w/ a fully tiled walk-in shower. Two additional bedrooms and a full bathroom give you space for guests, kids, or home office! And yes, there's a laundry room upstairs, tucked conveniently between bedrooms. Downstairs is perfectly set up for a mortgage helper, additional INCOME GENERATOR, or the perfect spot for multi-generational living w/ a LEGAL 1-BED SUITE (subject to permits & approvals by the city). The modern touches flow into this space as well, w/ an open kitchen and living room space w/ ceiling-height cabinetry, stainless steel appliances, and quartz countertops, complete w/ s...

Bedroom 9.83 Ft x 9.67 Ft

Bedroom 9.00 Ft x 8.83 Ft

Primary Bedroom 12.67 Ft x 10.00 Ft

4pc Bathroom 8.75 Ft x 5.00 Ft

3pc Bathroom 9.00 Ft x 5.33 Ft

Laundry room 4.00 Ft x 3.00 Ft

Laundry room 3.00 Ft x 3.00 Ft

4pc Bathroom 8.83 Ft x 5.00 Ft

Furnace 6.00 Ft x 5.17 Ft

Kitchen 13.00 Ft x 8.00 Ft

Dining room 14.00 Ft x 10.00 Ft

Living room 13.00 Ft x 12.00 Ft

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Listing Presented By:



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Bedroom 12.00 Ft x 9.00 Ft

Foyer 5.00 Ft x 4.00 Ft

Living room/Dining room 18.00 Ft x 14.00 Ft

2pc Bathroom 5.33 Ft x 5.17 Ft