



## 2204 29 Avenue Calgary Alberta

\$1,459,000

**\*\* OPEN HOUSE: Saturday, July 12th 2-4pm and Sunday, July 13 2-4pm \*\*** 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 luxu...

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

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Listing Presented By:



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Other7.50 Ft x 3.92 Ft

Bedroom13.92 Ft x 14.25 Ft

Bedroom10.83 Ft x 12.42 Ft

4pc Bathroom8.92 Ft x 4.92 Ft

Kitchen20.08 Ft x 12.33 Ft

Other4.92 Ft x 4.83 Ft

2pc Bathroom5.50 Ft x 4.83 Ft