



2207 29 Avenue Calgary Alberta

\$1,595,000

Experience refined urban living in this architecturally stunning, New York-inspired red brick brownstone--proud winner of the 2022 BILD Alberta Award for Best Duplex, crafted by the esteemed Dream Ridge Homes and masterfully designed by Hella Design. Perfectly positioned just steps from the vibrant shops and dining of Marda Loop, this home exudes timeless sophistication and showcases an uncompromising commitment to design, materials, and craftsmanship. Inside, you'll find a seamless blend of warmth and modern elegance: massive windows bathe each level in natural light, highlighting site finished white oak flooring, soaring ceilings, and custom architectural details throughout. At the heart of the home lies the We have a showing request for stopping kitchen that's both bold and functional. Designed for effortless entertaining, it features quartz countertops, custom cabinetry, a 12' eat up island, and a high end appliance suite that includes a Wolf induction cooktop and Sub-Zero refrigerator. This space flows beautifully into a south facing dining area with sliding doors to the patio, and a stylish living room with custom built-ins and striking linear fireplace. A smoke-tinted glass wall and open riser staircase lead to the second level, home a full bath and three spacious bedrooms. The serene primary retreat offers a private balcony, custom walk-in closet, and an exquisite ensuite with heated floors, luxurious soaker tub, and a grand glass enclosed steam shower for your own private spa. The third level offers incredible flexibility with a sprawling bonus room that can ideally function as a home gym or studio, alongside a 2pc bath, laundry room with sink, and a spectacular rooftop patio to take in the city skyline. The fully developed lower level continues the theme of luxury and livability with in-floor radiant heat, a generous recreation space, custom wine displays...

Recreational, Games room 14.83 Ft x 19.75 Ft

Laundry room 9.42 Ft x 10.25 Ft

2pc Bathroom Measurements not available

Family room 19.00 Ft x 21.75 Ft

Bedroom 10.83 Ft x 11.25 Ft

3pc Bathroom Measurements not available

Living room 15.67 Ft x 14.50 Ft

Other 4.83 Ft x 4.75 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.25 Ft x 13.50 Ft

Bedroom 9.67 Ft x 10.25 Ft

Bedroom 9.83 Ft x 10.25 Ft

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Kitchen

16.00 Ft x 19.50 Ft

Dining room

14.50 Ft x 12.50 Ft

4pc Bathroom

Measurements not available

6pc Bathroom

Measurements not available