

1835 29 Avenue Calgary Alberta

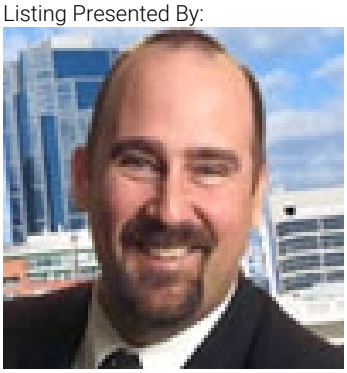
$1,099,900

Beautifully renovated and perfectly positioned in sought after South Calgary on a 37.6'x125' lot, this bright and inviting 3 +1 bedroom home offers over 2,900 sq ft of well designed living space. The sunny south backyard further enhances the property's appeal, creating an ideal setting for everyday living and entertaining. The open main level showcases newly installed vinyl plank floors and stylish new lighting throughout. A spacious living room anchored by a striking floor to ceiling feature fireplace flows seamlessly into the casual dining area and the kitchen that's tastefully finished with granite countertops, an island with eating bar, abundant storage, and stainless steel appliances. A new walk in coat closet, convenient laundry facilities, and a renovated 2 piece powder room complete this level. The second level--also updated with new vinyl flooring--hosts a versatile loft area with balcony access, offering an excellent space for a home office. Three bedrooms and an updated 5 piece main bath are also located on this floor. The primary bedroom enjoys its own private balcony with pergola, generous closet space, and a newly designed 4 piece ensuite with a polished, modern aesthetic. Basement development includes a comfortable family room, fourth bedroom, kitchenette, 3 piece bath & convenient second laundry facilities. Additional upgrades include fresh paint and new lighting throughout, Nest thermostats, security system, keyless entry locks, new casings, baseboards, and door hardware, updated stairwell and office railings, two new furnaces and A/C units, two new ceiling fans, newer roof (still under warranty) and newer windows. Exterior improvements elevate curb appeal and outdoor enjoyment with refreshed front and back landscaping, a covered backyard pergola, new fencing and gate, and upgraded exterior lighting. Parking is effortless with a double attached gar...

Other 12.00 Ft x 10.67 Ft
Family room 16.67 Ft x 10.67 Ft
Bedroom 10.83 Ft x 10.67 Ft
3pc Bathroom .00 Ft x .00 Ft
Kitchen 15.58 Ft x 12.00 Ft
Dining room 13.08 Ft x 12.00 Ft

Other 8.00 Ft x 5.42 Ft
2pc Bathroom .00 Ft x .00 Ft
Loft 9.25 Ft x 8.75 Ft
Primary Bedroom 16.50 Ft x 13.00 Ft
Bedroom 11.50 Ft x 11.50 Ft
Bedroom 11.50 Ft x 11.33 Ft

Listing Presented By:



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Living room 29.17 Ft x 11.33 Ft

Foyer 7.33 Ft x 7.17 Ft

Laundry room 5.75 Ft x 3.00 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft