

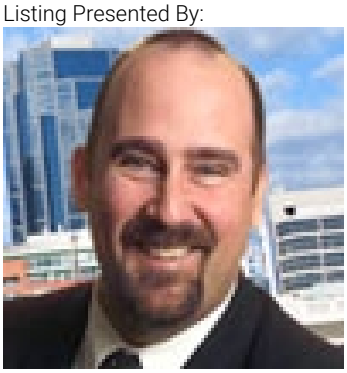
2206 29 Avenue Calgary Alberta

$674,900

Welcome to this charming 2-storey semi-detached home in the heart of Marda Loop, offering an inviting blend of character, function and outdoor space. The bright main floor features hardwood flooring, a south-facing living room with electric fireplace and wood-panelled surround, and a functional kitchen with stainless steel appliances, double sink, pantry and bar seating for two. The kitchen flows into the dining room which overlooks the backyard through a large picture window, and the stylishly renovated powder room with barn door completes the main level. Upstairs offers three comfortable bedrooms, including a spacious primary with room for a king bed that has two closets and direct access to the fully updated, modern 4-piece bathroom. The basement offers excellent versatility with a spacious family room featuring a convenient Murphy bed, which makes this room well suited to be a guest bedroom, home gym, office and/or media room. There is ample storage in the storage room with built-in shelving, plus additional open storage beneath the stairs, while the laundry and utility areas complete this practical lower level. Enjoy peace of mind with numerous impactful updates, including solar panels (2023) to help reduce electricity costs, brand new sod in the back yard, fully renovated bathrooms (2019), some updated windows (2016), and roof shingles replaced (2012). Step outside to the lovely, spacious backyard, an increasingly rare and valuable feature in this sought after inner-city location, with room to build a rear garage. Just steps from the shops, restaurants, cafes and amenities of Marda Loop, with parks, schools and transit nearby. A charming, thoughtfully updated home in an unbeatable location--don't miss your opportunity to call Marda Loop home! (id:6769)

Recreational, Games room 18.67 Ft x 13.33 Ft
Furnace 15.25 Ft x 12.08 Ft
2pc Bathroom 6.42 Ft x 2.50 Ft
Dining room 12.42 Ft x 6.33 Ft
Kitchen 12.50 Ft x 9.58 Ft
Living room 19.33 Ft x 12.83 Ft
4pc Bathroom 10.00 Ft x 5.08 Ft
Bedroom 13.75 Ft x 10.00 Ft
Bedroom 10.42 Ft x 8.92 Ft
Primary Bedroom 16.92 Ft x 12.33 Ft

Listing Presented By:



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