



## 221 29 Avenue Calgary Alberta

\$1,049,999

**\*\*FREE A/C INSTALLED IF THE SALE IS FIRM BEFORE MARCH 16TH\*\* IMMEDIATE POSSESSION AVAILABLE**  
 | 4 BEDROOMS | 3.5 BATHROOMS | WALK-OUT BASEMENT WITH GYM, REC ROOM & WET BAR | SUNNY SOUTH FACING BACKYARD WITH DOWNTOWN VIEWS | Welcome to this brand-new, move-in ready infill that perfectly blends modern sophistication with smart, functional design and an open concept layout. This home has been thoughtfully curated with high-end finishes, tons of natural light, and a layout that combines luxury with practicality. Stepping inside, you're greeted with soaring 10-foot ceilings and expansive windows bringing in an array of natural light. The open-concept main floor flows seamlessly, starting with a welcoming foyer featuring custom built-in cabinetry and a bench - offering convenience, storage, and a stylish first impression. The dining area, bathed in sunlight, sets the tone for everything from casual family dinners to elegant hosting. Just steps away from the dining area - the gourmet kitchen is a true centrepiece and a chef's dream. The kitchen boasts floor-to-ceiling custom cabinetry, quartz countertops, LED under-cabinet and built-in lighting, and top-tier KitchenAid stainless steel appliances. A striking and expansive waterfall island anchors the space - perfect for prepping meals, morning coffees, evening cocktails, or just to get some work done. Extras like a built-in pantry with custom cabinetry, tiled coffee station, and floating shelves with integrated lighting elevate both form and function. Just off the kitchen, you have your own private home office offering a custom glass door and providing a quiet retreat for remote work or study. The spacious living room features a stunning tiled fireplace and oversized double sliding glass patio doors that extend your living space outdoors to the backyard patio offering downtown views - ideal for summer entertaining, morning c...

Bedroom 11.75 Ft x 10.67 Ft

Furnace 7.00 Ft x 10.67 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Exercise room 9.75 Ft x 9.92 Ft

Recreational, Games room 19.08 Ft x 12.92 Ft

Dining room 10.00 Ft x 14.08 Ft

Primary Bedroom 12.92 Ft x 18.83 Ft

5pc Bathroom 18.83 Ft x 9.00 Ft

Other 6.58 Ft x 8.50 Ft

Laundry room 8.50 Ft x 6.08 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Bedroom 11.58 Ft x 9.92 Ft

a

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Kitchen 15.75 Ft x 17.08 Ft  
Living room 14.25 Ft x 16.33 Ft  
2pc Bathroom 5.50 Ft x 5.00 Ft  
Office 5.67 Ft x 5.50 Ft

Other .00 Ft x .00 Ft  
Bedroom 10.00 Ft x 9.92 Ft  
Other .00 Ft x .00 Ft