

# \$890,000 - 1903 29 Avenue Sw, Calgary

MLS® #A2221692

**\$890,000**

3 Bedroom, 4.00 Bathroom, 1,715 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Located on one of the best streets in Marda Loop, this exquisite DETACHED home offers the perfect blend of luxury, comfort, and convenience. With breathtaking CITY VIEWS 2 levels, a south-facing backyard oasis, and elegant finishes throughout, this is the home you've been waiting for! Step inside to find real oak hardwood floors on the main level, setting the tone for timeless elegance. The bright and inviting living room features a cozy fireplace while the spacious dining room offers an ideal space for entertaining. The heart of the home is the stunning, oversized kitchen, complete with a massive island, NEW Gas stove, gleaming granite countertops, white cabinetry, stylish glass tile backsplash and family room that has double doors leading to sunny south deck and yard. Whether you're hosting a gathering or enjoying a quiet meal, this kitchen delivers both functionality and beauty. Upstairs, the spacious master bedroom is a true retreat, boasting a spa-like en-suite, walk-in closet and private balcony with downtown views. A second bedroom, a well-appointed main bathroom, and the convenience of an upper-floor laundry room complete this level. Luxurious wool carpet adds warmth and comfort throughout the upstairs living spaces. The fully finished basement offers even more living space with large windows that flood the area with natural light. Here, you'll find a spacious family room, a third bedroom, a full bathroom, and ample storage. This versatile space is perfect for



guests, a home office, or additional family living. Outside, SOUTH FACING backyard is a private oasis, ideal for soaking up the sun, gardening, or enjoying summer barbecues. A brand-new garage door (2024) adds to the appeal of the double detached garage, offering both convenience and peace of mind. Additional upgrades include a new furnace (2022), ensuring year-round comfort and efficiency. Shingles 10 years old. Nestled in the highly sought-after Marda Loop community, this home is just steps from vibrant shops, trendy restaurants, parks, and top-rated schools. With an unbeatable location and impeccable features, this is a rare opportunity to own a dream home in one of Calgary’s most desirable neighborhoods.

Built in 1991

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221692    |
| Price          | \$890,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,715       |
| Acres          | 0.07        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1903 29 Avenue Sw |
| Subdivision | South Calgary     |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2T1N2  |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Alley Access, Double Garage Detached, Oversized |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island                                                                     |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, See Remarks, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Gas, Living Room, Tile, Wood Burning                                                                 |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full                                                                                       |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt                                |
| Construction      | Stucco, Wood Frame                     |
| Foundation        | Wood                                   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 72             |
| Zoning         | R-CG           |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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