

# \$1,649,999 - 2219 29 Avenue Sw, Calgary

MLS® #A2192642

**\$1,649,999**

6 Bedroom, 6.00 Bathroom, 2,466 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

**\*\* OPEN HOUSE: Friday, Apr. 11th 3-5pm and Sunday, Apr. 13th 12-2pm \*\*** CARRIAGE HOUSE above garage. Welcome to this exceptional three-story new build home, where modern luxury meets functional design at every turn. As you step inside, you are immediately greeted by an open-concept main floor that flows seamlessly from the dining room to the kitchen and living room. The dining area features a striking paneled feature wall, setting the tone for the home's elegant aesthetic. The gourmet kitchen boasts soft seafoam green cabinetry, a farmhouse sink, a built-in coffee maker, and a sleek paneled fridge, (Jennair appliances) creating a sophisticated yet inviting space for cooking and entertaining. A lower built-in breakfast bar offers additional seating, perfect for casual meals or socializing. The living room is bright and airy, with an electric fireplace and a feature wallpapered wall adding warmth and style. Sliding glass doors lead out to the south-facing backyard, allowing plenty of natural light to pour into the space. Step outside to discover a double detached garage with a one-bedroom carriage house above—perfect for guests, a home office, or as a rental. Back inside, the main floor half bath features a high-tech toilet with a heated seat and bidet for a touch of luxury and convenience. A glass wall acts as a railing between the stairs and the kitchen, adding a modern, open feel. The side entrance near the stairs provides easy access to the upper



floors, where under mount lighting highlights the staircase and adds a soft, welcoming glow. On the second level, the primary bedroom offers a tranquil retreat, complete with a gorgeous ensuite that includes a soaker tub, walk-in shower, and a steam shower for ultimate relaxation. Elegant gold fixtures complete the luxurious space. A makeup desk in the primary bedroom adds convenience and style. This level also features two additional bedrooms, a full bathroom, and a dedicated laundry room for added practicality. The third level boasts a spacious bonus room, a private south-facing balcony with stunning views, and a bathroom with a standing shower. A generous bedroom completes this floor, offering privacy and comfort. The basement is a standout feature, with undermount lighting enhancing the space, which includes a built-in media center, a wet bar, and a gym area with glass walls. A full bathroom with a rainfall shower head and another bedroom complete this level, making it ideal for entertainment, relaxation, or hosting guests. Throughout the home, gold fixtures add a touch of elegance and luxury, and the house is equipped with an advanced alarm system for peace of mind. With its thoughtful layout, high-end finishes, and attention to detail, this home is the perfect blend of style and function, offering ample space for modern living.

Built in 2024

**Essential Information**

MLS® #	A2192642
Price	\$1,649,999
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	2,466

Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address	2219 29 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1N8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Microwave, Microwave Hood Fan, Oven, Range Hood, Refrigerator, Stove(s), Washer, Built-In Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Other
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 8th, 2025
Days on Market	72
Zoning	R-CG

**Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.