

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

MLS® #A2215571

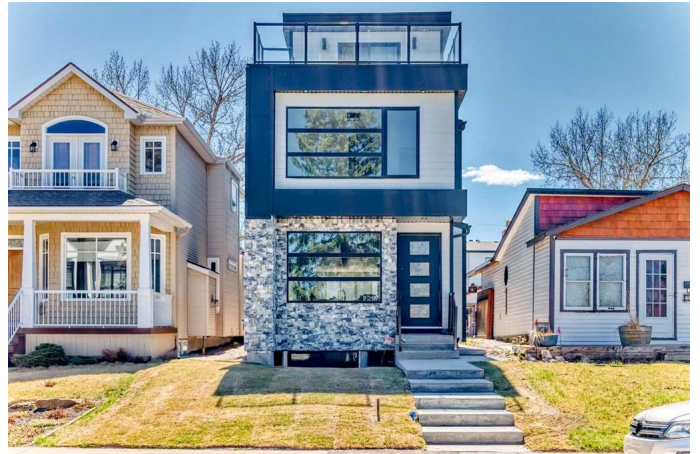
\$1,649,999

6 Bedroom, 6.00 Bathroom, 2,466 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

**** OPEN HOUSE: May 10th 2-5pm and May 12th 1-3pm **** 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® # | A2215571 |
| 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 May 5th, 2025
Days on Market 1
Zoning R-CG

Listing Details

Listing Office eXp Realty

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