

# \$875,000 - 1, 1524 29 Avenue Sw, Calgary

MLS® #A2230606

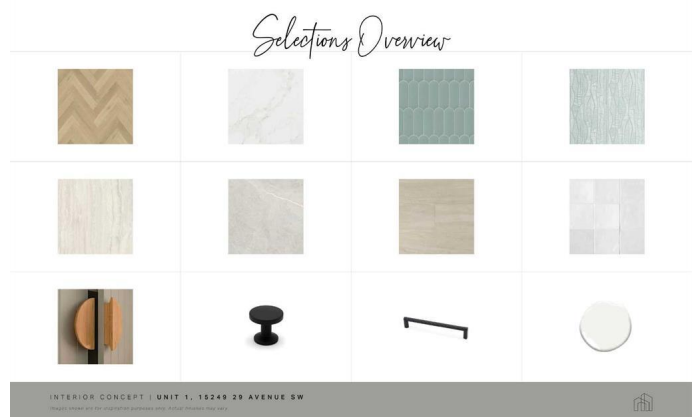
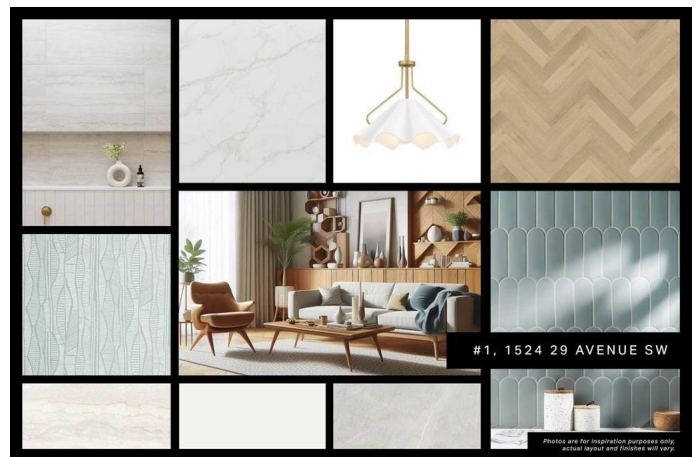
**\$875,000**

4 Bedroom, 4.00 Bathroom, 1,374 sqft

Residential on 0.04 Acres

South Calgary, Calgary, Alberta

Live stylishly in the heart of South Calgary w/ this brand-new, front-facing townhome that perfectly blends luxury, location, and low-maintenance living. Thoughtfully designed w/ 3 beds, 2.5 baths, and a LEGAL 1 BEDROOM BASEMENT SUITE (approval by the city, pending final inspections), this is inner-city living w/out compromise! The interiors strike a perfect balance between MODERN LUXURY and livable design. Expect high-end finishes that are rare to find at this price point – blonde wood tones, sleek custom cabinetry, and modern and thoughtful tile. Designer hardware, Mid-Century inspired embellishments, and a clean neutral palette give this space a fresh, elevated vibe. The kitchen is the heart of the home, designed w/ both form and function in mind. A large quartz island anchors the space w/ bar seating for casual meals or morning coffee. There's a full stainless steel appliance package, generous cabinetry, and a stylish backsplash that adds just the right amount of visual interest. It's open to the dining area and spacious living room, creating the perfect layout for hosting or just relaxing at home. And don't forget the upscale powder room, complete w/ designer lighting. Upstairs, the primary suite feels like a boutique hotel retreat w/ a PRIVATE BALCONY, a large walk-in closet, & a modern 3-pc ensuite w/ a fully tiled walk-in shower. Two additional bedrooms and a full bathroom give you space for guests, kids, or home office! And yes, there's a laundry room



upstairs, tucked conveniently between bedrooms. Downstairs is perfectly set up for a mortgage helper, additional INCOME GENERATOR, or the perfect spot for multi-generational living w/ a LEGAL 1-BED SUITE. The modern touches flow into this space as well, w/ an open kitchen and living room space w/ ceiling-height cabinetry, stainless steel appliances, and quartz countertops, complete w/ separate laundry, a great-sized bedroom, and a full 4-pc bathroom. There is a completely separate entrance to the suite, as well, for complete ease of use. This unit offers a private front patio, low-maintenance landscaping, and a detached garage at the back – a serious bonus in the inner city. The backyard will also include upright bike racks and secure CycleSafe lockers for added convenience. You’re tucked into a tree-lined street in South Calgary, but just a short stroll to absolutely everything. Our Daily Brett, the South Calgary Pool, and library are just at the end of the street, cSPACE King Edward’s arts and community programming is just a few blocks over, and all the everyday amenities in Marda Loop are w/in walking distance – Blush Lane Organic Market, Safeway, Shoppers, fitness studios, and an incredible lineup of restaurants. You’re minutes from 17th Ave’s restaurants and nightlife, and a quick commute to downtown! Whether you're looking for a stylish new home in an established neighbourhood or a long-term rental property w/ strong demand, this unit is an incredible opportunity!

Built in 2025

## Essential Information

MLS® #	A2230606
Price	\$875,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,374
Acres	0.04
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Back Split
Status	Active

### Community Information

Address	1, 1524 29 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1M3

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Open Floorplan, Separate Entrance, Walk-In Closet(s), Recessed Lighting
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Gas Range
Heating	Forced Air
Cooling	Rough-In
Has Basement	Yes
Basement	See Remarks, Suite

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Landscaped
Roof	Asphalt
Construction	Concrete, Metal Siding, Stucco

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 12th, 2025

Days on Market            55

Zoning                        M-CG d72

### **Listing Details**

Listing Office               RE/MAX House of Real Estate

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