

\$789,900 - 3, 1536 29 Avenue Sw, Calgary

MLS® #A2210260

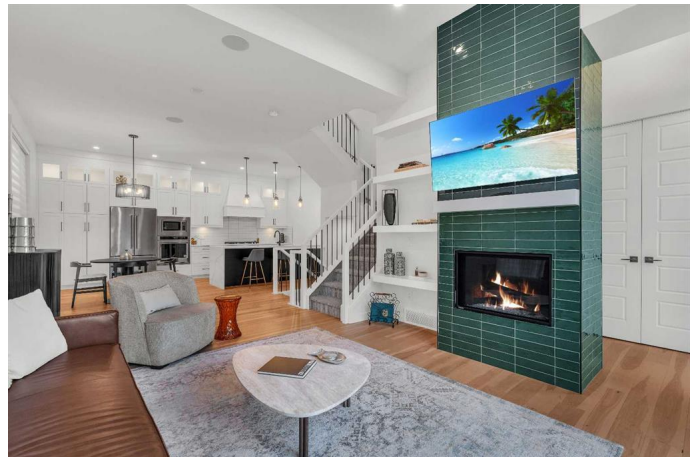
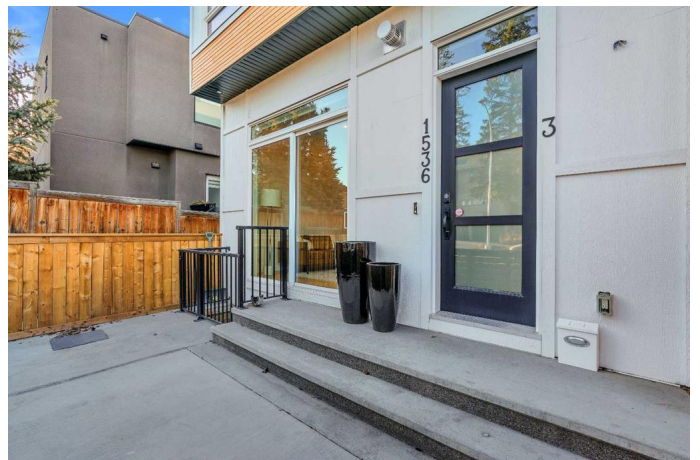
\$789,900

3 Bedroom, 4.00 Bathroom, 1,459 sqft
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome home to your stylish and spacious townhome that blends clean contemporary design with thoughtful functionality, right in the heart of the city. This front-facing unit offers excellent curb appeal with a fully fenced patio and private entrance, perfect for morning coffee or evening chats with neighbours. Step inside and youâ€™ll find a bright, open-concept main floor with oversized windows, sleek finishes, and a beautifully designed kitchen and living space ideal for entertaining. A convenient 2-piece bath completes this level.

Upstairs, two generously sized bedrooms each offer their own private ensuites â€“ including a luxurious 5-piece ensuite with dual sinks, a soaker tub, and a walk-in shower in the primary suite. A full 4-piece ensuite in the second bedroom adds privacy and convenience for guests or roommates. The fully finished lower level adds impressive versatility with a third bedroom, full 4-piece bath, and a welcoming family room complete with a built-in wet bar. Custom shelving and a built-in desk area provide the perfect space for a home office, study nook, or media setup. Additional features include central A/C for year-round comfort, a single detached garage, and designer touches throughout like upgraded cabinetry, modern black hardware, and sleek tile work. Located in a vibrant, walkable neighbourhood close to local amenities, parks, cafes, and transit, this is low-maintenance inner-city living at its best.



Whether you're a professional, a small family, or a savvy investor, this is the perfect place to call home. (Seller will sell fully finished ready for short-term rental at additional cost)

Built in 2022

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2210260 |
| Price | \$789,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,459 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 3, 1536 29 Avenue Sw |
| Subdivision | South Calgary |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 1M3 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vaulted |
|-------------------|---|

| | |
|-----------------|---|
| | Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Tile |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Other |
| Lot Description | Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Cedar, Mixed, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 33 |
| Zoning | M-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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