

# \$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	73
Zoning	R-CG

**Listing Details**

Listing Office	eXp Realty
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