

# \$1,250,000 - 26 29 Avenue Sw, Calgary

MLS® #A2206736

**\$1,250,000**

2 Bedroom, 3.00 Bathroom, 1,814 sqft  
Residential on 0.07 Acres

Erlton, Calgary, Alberta

Welcome to an exceptional home in Erlton, a community poised for future growth and investment potential. Whether you're an investor or a first-time homebuyer looking for a mortgage helper, this property is an opportunity you don't want to miss.

Step inside and be greeted by maple hardwood flooring and a thoughtfully designed open-concept layout. The chef's kitchen features Sub-Zero fridge, Gaggenau cooktops and oven and Miele dishwasher, sleek cabinetry, and a spacious. Flowing into the living room, this space is highlighted by a fireplace and expansive windows that flood the home with natural light while framing stunning downtown skyline views. The deck offers an ideal setting for hosting guests while enjoying the cityscape.

The upper level is a masterpiece of modern architecture design by famous McKinley Burkart. The primary suite is a luxurious retreat greeted by glass walls, featuring custom limestone walls and flooring, stunning crafted wood millwork, and breathtaking city views. The spa-inspired ensuite includes a soaker tub, urinal, walk-in steam shower and walk in closet with your Miele washer and dryer. A private office to complete the upper level, perfect for working from home.

The lower level presents an incredible investment opportunity with a basement fully



furnished for generating additional income or assisting with mortgage payments. Additional features include a sub-basement for extra storage and a separate detached double-car garage.

With Erlton's ongoing development and strong future growth potential, this property is a strategic investment in one of Calgary's most promising inner-city communities.

Don't miss your chance to secure this incredible home schedule your private viewing today!

Built in 1990

### **Essential Information**

MLS® #	A2206736
Price	\$1,250,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,814
Acres	0.07
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	26 29 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2Y3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Open Floorplan, Walk-In Closet(s), French Door
Appliances	Built-In Oven, Dishwasher, Microwave, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Other
Lot Description	Low Maintenance Landscape, Views, Paved
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete, Pillar/Post/Pier

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	15
Zoning	M-CG d72

### **Listing Details**

Listing Office	Real Broker
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