

# \$1,469,900 - 2418 29 Avenue Sw, Calgary

MLS® #A2215304

**\$1,469,900**

5 Bedroom, 4.00 Bathroom, 2,796 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Nestled in one of Calgary's most sought-after communities, this exquisite residence offers a harmonious blend of contemporary luxury and thoughtful functionality. Every detail has been meticulously designed to create an inviting, sophisticated space perfect for both daily living and elegant entertaining. Step through the front door into a grand formal dining room—ideal for hosting memorable gatherings. The chef's kitchen is a culinary haven, boasting a sprawling central island, sleek quartz countertops, premium stainless-steel appliances, and full-height cabinetry that combines beauty with abundant storage and ambient lighting throughout. The open-concept living room is anchored by a striking gas fireplace framed by custom built-ins, offering a warm, welcoming atmosphere. Expansive patio doors open seamlessly to the back deck, creating a perfect flow for indoor-outdoor living and entertaining, and a dedicated office for your peaceful work space. A stylish powder room and well-appointed mudroom complete the main level with both elegance and practicality. Upstairs, the serene primary suite serves as a private sanctuary, featuring a spa-inspired ensuite with a luxurious soaking tub, glass-enclosed walk-in shower with rough-ins for steamer, dual vanities, and in-floor heating. A spacious walk-in closet enhances the comfort and convenience. The second bedroom includes its own walk-in closet. And



a bright reading nook or home office space adds flexibility and charm to the upper floor. Ascend to the top level—“an entertainer’s dream”—where a sunlit lounge opens to a private balcony with breathtaking views. This level is complete with a sleek wet bar and a stunning secondary primary suite, offering a huge walk-in closet ,and an elegant ensuite bathroom, with walk-in shower and a free standing soaker tub with heated floors. The fully finished basement expands the living space with a generous recreation room, custom-built media centre , and an additional wet bar—“perfect for cozy movie nights or hosting friends. A private gym , ample under-stair storage, and a spacious bedroom with its own walk-in closet provide versatility and comfort. A stylish full bathroom completes this well-designed level. Outside, the property is complemented by a double-detached garage, offering secure parking and additional storage. Set in vibrant South Calgary, this exceptional home is just moments from scenic parks, boutique shopping, fine dining, and top-rated schools. A true masterpiece of modern design and everyday comfort, this is a rare opportunity to own a home that exceeds every expectation.

Built in 2025

**Essential Information**

MLS® #	A2215304
Price	\$1,469,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,796
Acres	0.07
Year Built	2025

Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address	2418 29 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1N9

### Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Microwave, Range Hood, Washer/Dryer, Built-In Refrigerator, Built-In Gas Range
Heating	Fireplace(s), Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Lighting, Courtyard
Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	6
Zoning	RC-2

## **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.