

# \$1,649,999 - 2219 29 Avenue Sw, Calgary

MLS® #A2215571

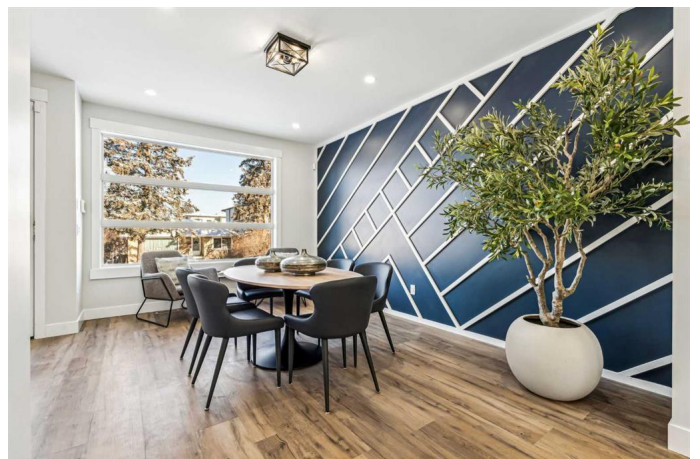
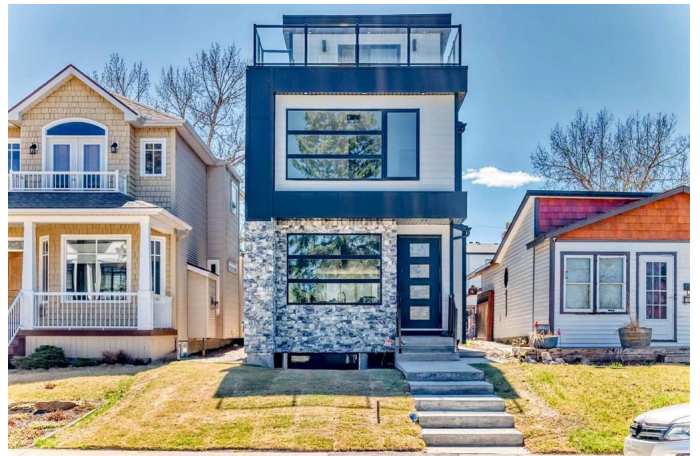
**\$1,649,999**

6 Bedroom, 6.00 Bathroom, 2,466 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

**\*\* OPEN HOUSE: Sunday, May 18th 1-3pm and Monday, May 19th 1-3pm \*\*** 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™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® #         | A2215571    |
| 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    | May 5th, 2025 |
| Days on Market | 10            |
| Zoning         | R-CG          |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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