

# \$800,000 - 3, 1536 29 Avenue Sw, Calgary

MLS® #A2210260

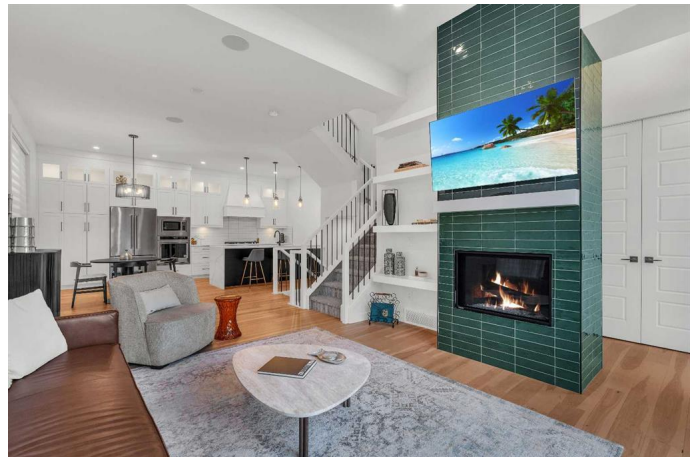
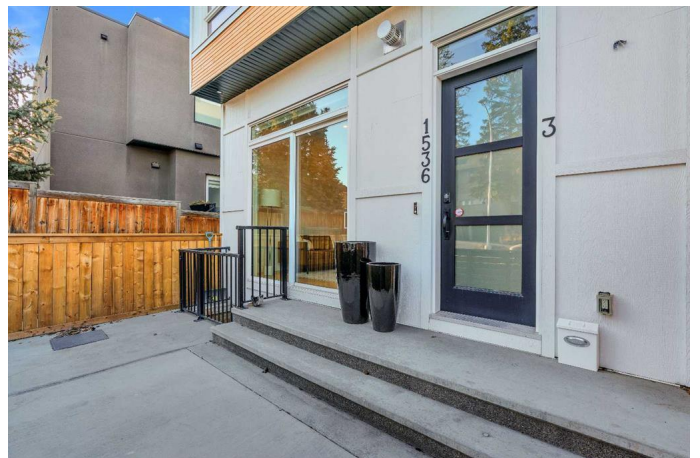
**\$800,000**

3 Bedroom, 4.00 Bathroom, 1,459 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

**\*\*AIRBNB FRIENDLY!\*\*** 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 you'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 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	\$800,000
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
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	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, Rectangular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	22
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX First
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