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587-899-3773
justin@realtyaces.ca

1924 29 Avenue SW
Calgary, Alberta

MLS # A2354746

$824,900

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,570 sq.ft.	**Age:**	1987 (39 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-C2
Foundation:	Wood	**Utilities:**	-
Features:	Central Vacuum, Double Vanity, French Door, Recessed Lighting, Soaking Tub, Track Lighting, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE SATURDAY, OCTOBER 31ST FROM 2-4 PM & SUNDAY, NOVEMBER 1ST FROM 1-4 PM. Welcome to this beautifully updated 2+1 bedroom townhouse with a FULLY DEVELOPED WALK-OUT BASEMENT, perfectly situated in the highly sought-after inner-city community of South Calgary. Offering a rare combination of comfort, style, and breathtaking city views, this home is ideal for professionals, families, or anyone seeking convenient urban living without sacrificing tranquility. Step inside to discover new hardwood flooring throughout the main level, creating a warm and elegant atmosphere. The inviting living room is anchored by a charming wood-burning fireplace and flows effortlessly into the formal dining area, providing the perfect setting for entertaining family and friends. The updated kitchen is thoughtfully designed with ample cabinetry and counter space, stainless steel appliances, and a bright casual dining nook ideal for everyday meals. A beautifully renovated powder room completes the main floor. Upstairs, you'll find two spacious bedrooms, each featuring walk-in closets and private 4-piece ensuites. The generous primary retreat showcases stunning views, a large walk-in closet, and a beautifully appointed ensuite with dual sinks, an oversized shower, and the convenience of an upper-level laundry area with stacked washer and dryer. The fully developed walk-out basement significantly expands the living space with new flooring throughout and includes a large family/recreation room, a third bedroom (or office), an updated 4-piece bathroom, and a second laundry area, offering excellent flexibility for guests or teens. Additional upgrades and improvements include the complete removal of Poly-B plumbing, a newer hot water tank, approximately nine newer windows, a newer roof on house and garage, and the replacement of the

sidewalk and retaining wall approximately eight years ago. Outdoor living is equally impressive, with a private main-level balcony showcasing spectacular city views, a covered lower deck, and direct access to the double detached garage. Enjoy an unbeatable location just minutes from the South Calgary Community Centre, River Park, excellent schools, shopping, public transit, and major routes including 14th Street SW and Crowchild Trail. This exceptional home offers the perfect blend of inner-city convenience, thoughtful updates, and outstanding value.

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