

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

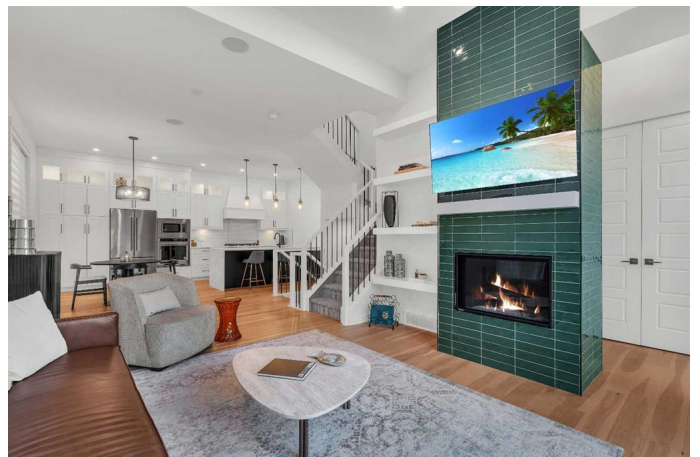
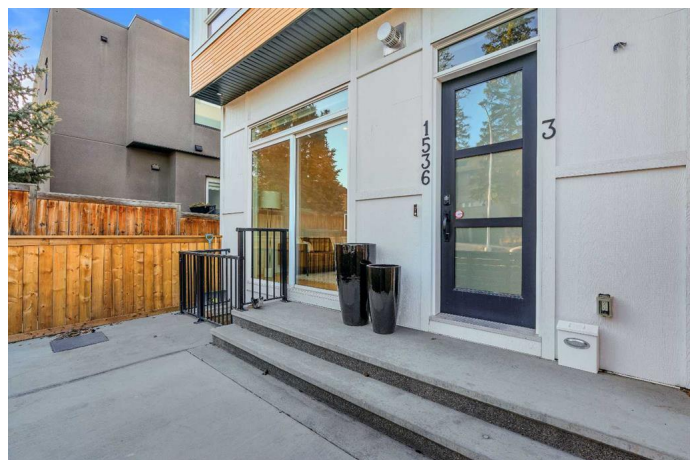
MLS® #A2210260

**\$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 ensuite – 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 |
|-------------------|---|

|                 |   |
|-----------------|---|
|                 | 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, Low Maintenance Landscape, Rectangular Lot |
| 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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