

611 29 Avenue SW
Calgary, Alberta

MLS # A2192531



\$2,270,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,953 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: n/a

Experience luxury inner-city living in Elbow Park with this exceptional architecturally designed home, offering 4,046 sq ft of meticulously developed space tailored to meet all your family's needs. The main floor welcomes you with a spacious and inviting foyer, leading to a large living room featuring a charming "gas assisted" wood-burning fireplace. A versatile family room can be easily used as a formal dining area, customized to suit your lifestyle. The gourmet kitchen and dining area provide the perfect space for cooking and entertaining, with patio doors opening to a stunning two-tiered deck—ideal for outdoor dining, entertaining, or simply relaxing in the fresh air. A convenient 2-piece guest bathroom and main floor laundry complete this level. On the second level, the sunlit family room boasts atrium windows and patio doors leading to a terrace with breathtaking views of the Elbow River. The master suite serves as a spacious retreat, easily accommodating a king bed, and includes a luxurious 5-piece spa-like ensuite and a "large" walk-in closet. A dedicated office space with custom built-ins offers the perfect setting for remote work, while two additional well-sized family bedrooms and a 4-piece bath complete this floor. The third level features a unique loft or second office, ideal for creative endeavors or additional workspace. This level includes a 2-piece bath, extra storage, and floor-to-ceiling windows with patio doors that open to a south-facing rooftop patio, perfect for relaxation and entertaining. The walk-out basement adds even more living space, featuring two additional bedrooms, a cozy family room with a gas fireplace, and a bar area equipped with a fridge, sink, and ample cabinetry and counters. Two separate utility rooms, one with additional hookups for a washer and dryer in the basement, provide functional

convenience. There is a tiered deck off the kitchen, a balcony off the atrium and a roof top patio off the 3rd level. So many places to enjoy the outdoors. The double attached garage with a rear overhead door for easy backyard access completes this awesome home. Located in a prime area, this home is just a quick walk to the Elbow River pathways, Glencoe Club, and the vibrant amenities of 4th Street. Imagine living in a space where every detail has been crafted for your enjoyment and comfort. Don't miss the opportunity to experience luxury inner-city living at its finest.