

# \$1,247,999 - 2412 29 Avenue Sw, Calgary

MLS® #A2265682

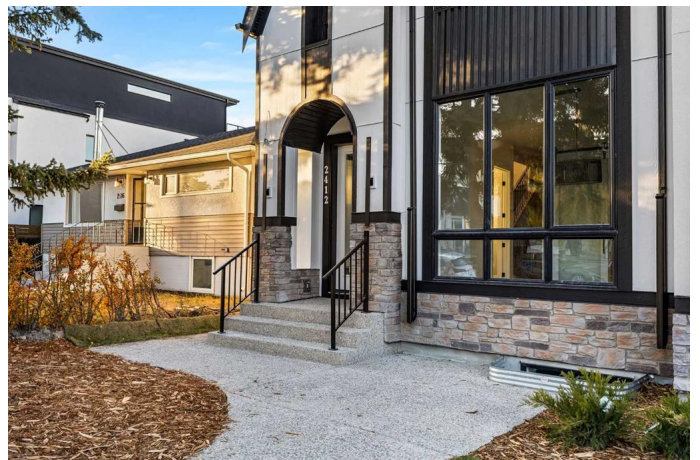
**\$1,247,999**

5 Bedroom, 4.00 Bathroom, 2,095 sqft

Residential on 0.14 Acres

Richmond, Calgary, Alberta

Gorgeous new 3 bedroom home built by Royal Design Homes on a quiet cul-de-sac in sought after Richmond, offering over 2000 sq ft of living space plus a self contained legal 2 bedroom basement suite. The bright & airy main level presents engineered hardwood floors, high ceilings & stylish light fixtures, showcasing the front dining area with beautiful feature wall & ample space to host family & friends. Create culinary masterpieces in the kitchen that's tastefully finished with contrasting quartz counter tops, large island/eating bar, excellent appliance package & plenty of storage space, including a pantry & lovely built-in banquette. The living room is anchored by a floor to ceiling feature fireplace & built-ins. A cozy office space is tucked away just off the kitchen, perfect for a home office setup. Completing the main level is a convenient mudroom with bench, hooks & storage & a 2 piece powder room with wall paper accent & raised stone sink. Ascend the lighted staircase to the second level that hosts a loft/bonus room, 2 bedrooms, 4 piece bath & laundry room with sink & storage. The primary bedroom with vaulted ceiling boasts an outstanding walk-in closet & posh 5 piece ensuite with dual sinks, make-up vanity, relaxing freestanding soaker tub & rejuvenating steam shower. The fully contained legal basement suite features engineered hardwood floors, a large living/dining area with tons of built-in storage, kitchen with island/eating bar, quartz counter



tops & stainless steel appliances. Two bedrooms, a 4 piece bath & dedicated laundry facilities complete the legal basement suite. Other notable features include roughed in air conditioning & 2 furnaces. Outside, enjoy the beautifully landscaped front garden & back yard with deck & access to a double detached garage. The location is incredibly convenient, close to vibrant Marda Loop, excellent schools, parks, public transit & easy access to 26th Avenue & Crowchild Trail.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2265682               |
| Price          | \$1,247,999            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,095                  |
| Acres          | 0.14                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2412 29 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1N9           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

# of Garages 2

## Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Electric Stove, Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer

Heating Forced Air, See Remarks

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

## Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 20th, 2025

Days on Market 8

Zoning R-CG

## Listing Details

Listing Office RE/MAX First

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