

# \$1,497,000 - 611 29 Avenue Sw, Calgary

MLS® #A2196264

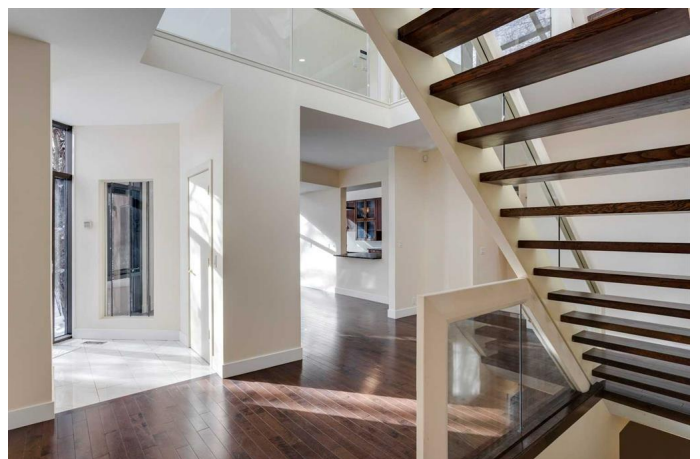
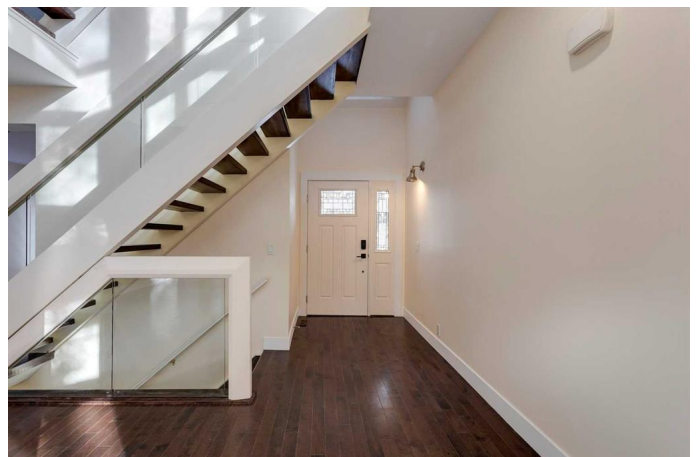
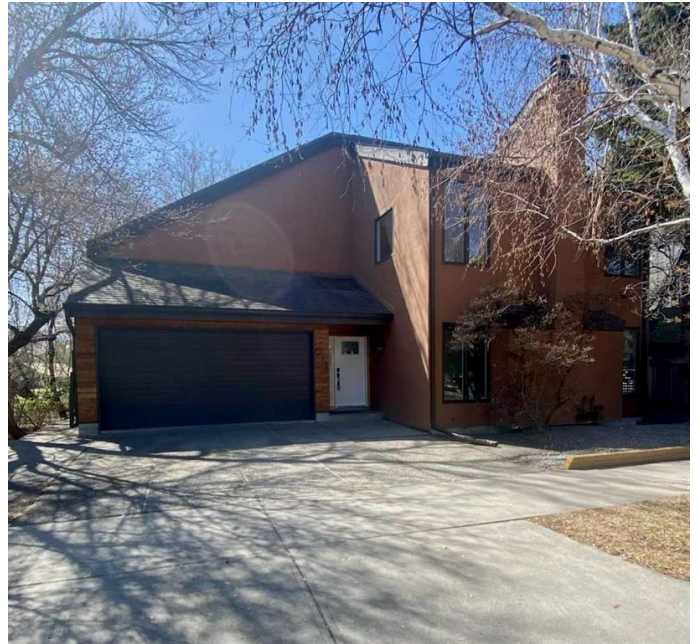
**\$1,497,000**

5 Bedroom, 5.00 Bathroom, 2,951 sqft

Residential on 0.09 Acres

Elbow Park, Calgary, Alberta

Nestled on a beautiful tree-lined street steps to The Glencoe Club, awaits this exceptional architecturally designed home, offering over 4,035 sq. ft of living space on 4 levels complete with a total of 5 bedrooms. From the moment you step into the foyer, you will be awestruck from the spacious and inviting rooms, high ceilings, floor to ceiling windows and open riser staircases, giving the feeling this home goes on forever. A convenient gas assisted woodburning fireplace is the focal point in the oversized living room, perfect for entertaining, family gatherings or those chilly evenings. A versatile family room can be easily used as a formal dining area, customized to suit any lifestyle. The gourmet kitchen with attached nook/dining area provides the perfect space for cooking and entertaining, with patio doors opening to a stunning two-tiered deck—allowing for a seamless indoor/outdoor entertaining space. A convenient 2-piece guest bathroom and main floor laundry complete this level. Follow the modern staircase to the second level, where you will find a bonus room flooded with natural light from atrium windows and patio doors which lead to a private terrace. The spacious master bedroom is a private sanctuary with large windows and includes a newly updated luxurious 5-piece spa-like ensuite showcasing a stand-alone deep soaker tub and separate oversized shower plus 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 an updated 4-piece main bath complete this floor. The third level features a unique loft, art studio or home office space including a 2-piece bath, extra storage, and floor-to-ceiling windows with patio doors that open to a south-facing rooftop patio. The walk-out basement adds even more living space, featuring two additional bedrooms, a family room with a gas fireplace, and a kitchenette equipped with a fridge, sink, and ample cabinetry and counters. Plus, a 2nd laundry area can easily be added with hookups already in place. With private access, this is the perfect space for university students or guests! This incredible home was made for indoor/outdoor entertaining with a tiered deck off the kitchen, interlocking brick patio, a second deck off the atrium family room on the 2nd level, and a third deck with access off the 3rd level. Additional features include a double attached garage with a rear overhead door for easy backyard access, updated electrical and mechanical and some updated windows. Located steps to The Glencoe Club, Elbow River and city pathway system, vibrant 4th Street and 17th Avenue plus top inner city schools. This is the perfect family home!

Built in 1980

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2196264    |
| Price          | \$1,497,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 2,951       |
| Acres          | 0.09        |
| Year Built     | 1980        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 611 29 Avenue Sw |
| Subdivision | Elbow Park       |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S0N8           |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached, Driveway, Drive Through |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Recessed Lighting, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Central Air Conditioner, Oven-Built-In, Induction Cooktop, Instant Hot Water                                                                                |
| Heating           | Forced Air                                                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                             |
| # of Fireplaces   | 2                                                                                                                                                                                                               |
| Fireplaces        | Gas, Wood Burning                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                             |
| Basement          | Finished, Full, Exterior Entry, Walk-Up To Grade                                                                                                                                                                |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Private Entrance                                |
| Lot Description   | Low Maintenance Landscape, Interior Lot, Irregular Lot, Private, Treed |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Stucco, Wood Siding                                                    |
| Foundation        | Poured Concrete                                                        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 74                  |
| Zoning         | R-CG                |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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