

**1629 29 Avenue SW
Calgary, Alberta****MLS # A2243788****\$899,900**

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,749 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating: Forced Air**Floors:** Ceramic Tile, Hardwood, Vinyl Plank**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Vinyl Siding, Wood Frame**Foundation:** Wood**Features:** Open Floorplan**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-CG**Utilities:** -**Inclusions:** electric fireplace in primary

Just one block from South Calgary Park, which features a recently commissioned bike bump park, a newly renovated public pool, a city library, beach volleyball courts, and enclosed, well-maintained outdoor rinks in the winter. This home has been meticulously maintained with significant renovations over the years. Key updates include a new roof, triple pane windows, newer fiberglass doors and jams, and a full suite of new stainless steel appliances. Step into an open and airy main floor, where large windows flood the living area with natural light, highlighting the elegant hardwood floors. The versatile, neutral palette creates a perfect atmosphere for relaxing or entertaining. The kitchen has granite countertops, upgraded oak cabinets, soft-close drawers, attached patnry and under cabinet lights. The primary bedroom serves as a serene retreat, providing a tranquil space to relax at the end of the day. It features a generous walk-in closet and a private en-suite bathroom complete with a shower and double vanity. The second bedroom is equally spacious and filled with natural light, ample closet space, and its own en-suite bath. There is a seperate side door entry if you wanted to legally suite the basement, subject to city approvals. The fully developed basement has new vinyl planking throughout. There is a large rec room complete with a a bar, a bedroom, a office and a 3 piece bath. Step into your own private backyard oasis. The composite deck with sleek aluminum railings sets the stage for outdoor dining and summer entertaining, while the beautifully maintained yard provides ample space for children to play or for bringing your garden dreams to life. A fully fenced perimeter offers added privacy and peace of mind for both family and pets. Plus, the property includes a spacious double detached garage for convenient parking and additional storage. Don’t miss this opportunity to

live your dream life in Marda Loop!