# 2 1524 29 Avenue SW

Calgary | Active | MLS® A2327689

**$749,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **2025** | **1,209.96 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX House of Real Estate

# A closer look

BRAND NEW, MOVE-IN READY & AIRBNB FRIENDLY + QUALIFIES FOR FIRST TIME HOME BUYERS GST REBATE! Move into the heart of South Calgary today with this brand-new, walkout townhome that perfectly blends luxury, location, and low-maintenance living! Thoughtfully designed w/ 3 beds, 2.5 baths, and a LEGAL 1 BED SUITE (approved by the city), this is inner-city living without compromise! The interiors strike a perfect balance between modern luxury & livable design. Find high-end finishes that are rare to find at this price point - blonde wood tones, sleek custom cabinetry, and modern & thoughtful tile. Designer hardware, mid-century inspired embellishments, and a clean neutral palette give this space a fresh, elevated vibe. The kitchen is the heart of the home, designed w/ both form and function in mind. A large quartz island anchors the space w/ bar seating for casual meals or morning coffee. There's a full stainless steel appliance package, generous cabinetry, a stylish backsplash that adds just the right amount of visual interest. It's open to the dining area and spacious living room & balcony, creating the perfect layout for hosting or just relaxing at home. And don’t forget the upscale powder room, complete w/ designer lighting. Upstairs, the primary suite feels like a boutique hotel retreat w/ a PRIVATE BALCONY, a large walk-in closet, and a modern 3-pc ensuite w/ a fully tiled walk-in shower. Two additional bedrooms and full bathroom give you space for guests, kids, or home office! And yes, there's a laundry room upstairs, tucked between bedrooms & AC for the upper floors! Downstairs is perfectly set up for a mortgage helper, additional income generator, or the perfect spot for multi-generational living w/ a LEGAL 1-BED SUITE (approved by the city). The modern touches flow into this space as well, w/ an open kitchen & living room space w/ ceiling-height cabinetry, stainless steel appliances, and quartz countertops, complete w/ separate laundry, a great-sized bedroom, and a full 4-pc bathroom. There is a separate entrance to the suite, as well as access from the main home to the suite for complete ease of use. The suite also boasts a private deck. The low-maintenance landscaping and a detached garage at the back are a serious bonus in the inner city. The backyard also features upright bike racks & secure CycleSafe lockers for added convenience. You’re tucked into a tree-lined street in South Calgary, but just a short stroll to absolutely everything. Our Daily Brett and South Calgary Pool & library and all the everyday amenities in Marda Loop are w/in walking distance - Blush Lane Organic Market, Safeway, Shoppers, fitness studios, and an incredible lineup of restaurants. You’re minutes from 17th Ave’s restaurants & nightlife, and a quick commute to downtown! Whether you're looking for a stylish new home in an established neighbourhood or a long-term rental property w/ strong demand, this unit is an incredible opportunity! *pictures from show suite*

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2327689 |
| **Bedrooms** | 4 |
| **Bathrooms** | 4 |
| **Year Built** | 2025 |
| **Property Type:** | Residential |

| | |
|---|---|
| **Property Sub Type:** | Row/Townhouse |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | Yes |
| **Num Legal Suites:** | 1 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey, Attached-Front/Back |
| **Total Living Area:** | 1,209.96 sq. ft. |
| **Main Level Finished Area:** | 594.13 sq. ft. |
| **Upper Level Finished Area:** | 615.85 sq. ft. |
| **Below Grade Finished Area:** | 571.11 sq. ft. |
| **Condo Fee:** | $200.00 |
| **Condo Fee Includes:** | Insurance, Parking, Reserve Fund Contributions, Snow Removal, Trash |
| **Lot Area:** | 36 sq. ft. |
| **Lot Frontage:** | 3'10" |
| **Front Exposure:** | South |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2025 (Age: 1) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |

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| **Num Ensuite Baths:** | 1 |
| **Plan:** | 4479P |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, Walk Out |
| **Foundation:** | Poured Concrete |
| **Builder:** | Esteem Homes |
| **New Constr.:** | Yes |
| **Construction Material:** | Concrete, Metal Siding, Stucco |
| **Structure Type:** | Four Plex |
| **Roof:** | Asphalt |
| **Ensuite:** | Yes |
| **Flooring:** | Ceramic Tile, Vinyl Plank |
| **Cooling:** | Central Air |
| **Fireplaces:** | 0 |
| **Garage:** | Yes |
| **Garage Spaces:** | 1 |
| **Parking:** | 220 Volt Wiring, Oversized, Single Garage Detached |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Basement, In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Z-name Not Listed |
| **Community:** | South Calgary |
| **Amenities:** | Bicycle Storage, Laundry, Parking, Snow Removal, Trash |

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| **Appliances:** | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Living Room · 16'2" × 14'11" · |
| **Main Floor** | Kitchen · 14'5" × 9'3" · |
| **Main Floor** | Dining Room · 14'5" × 7'9" · |
| **2nd Floor** | Bedroom - Primary · 13'10" × 9'7" · |
| **2nd Floor** | Walk-In Closet · 8'7" × 4'2" · |
| **2nd Floor** | Bedroom · 11'4" × 8'5" · |
| **2nd Floor** | Bedroom · 9'9" × 9'8" · |
| **2nd Floor** | Laundry · 3'6" × 2'11" · |
| **Basement** | Bedroom · 10'4" × 10'1" · |
| **Basement** | Kitchen · 10'8" × 6'9" · |
| **Basement** | Living Room · 18' × 8'4" · |
| **Basement** | Furnace/Utility Room · 7'4" × 5'1" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s) |
| **Interior Features:** | Closet Organizers, Open Floorplan, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |
| **Exterior Features:** | Balcony, Private Entrance |
| **Patio And Porch Features:** | Balcony(s), Patio |
| **Lot Features:** | Back Lane, Landscaped |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |

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|---|---|
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | M-CG |
| **Listed Date:** | Jul 09, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-1524-29-avenue-sw-calgary-a2327689/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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