2206 29 Avenue SW

Calgary | Active | MLS® A2350587

$674,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1971**	**1,234.74 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

Welcome to this charming 2-storey semi-detached home in the heart of Marda Loop, offering an inviting blend of character, function and outdoor space. The bright main floor features hardwood flooring, a south-facing living room with electric fireplace and wood-panelled surround, and a functional kitchen with stainless steel appliances, double sink, pantry and bar seating for two. The kitchen flows into the dining room which overlooks the backyard through a large picture window, and the stylishly renovated powder room with barn door completes the main level. Upstairs offers three comfortable bedrooms, including a spacious primary with room for a king bed that has two closets and direct access to the fully updated, modern 4-piece bathroom. The basement offers excellent versatility with a spacious family room featuring a convenient Murphy bed, which makes this room well suited to be a guest bedroom, home gym, office and/or media room. There is ample storage in the storage room with built-in shelving, plus additional open storage beneath the stairs, while the laundry and utility areas complete this practical lower level. Enjoy peace of mind with numerous impactful updates, including solar panels (2023) to help reduce electricity costs, brand new sod in the back yard, fully renovated bathrooms (2019), some updated windows (2016), and roof shingles replaced (2012). Step outside to the lovely, spacious backyard, an increasingly rare and valuable feature in this sought after inner-city location, with room to build a rear garage. Just steps from the shops, restaurants, cafés and amenities of Marda Loop, with parks, schools and transit nearby. A charming, thoughtfully updated home in an unbeatable location-don’t miss your opportunity to call Marda Loop home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350587
Bedrooms	3
Bathrooms	2
Year Built	1971
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,234.74 sq. ft.
Main Level Finished Area:	611.52 sq. ft.
Upper Level Finished Area:	623.22 sq. ft.
Below Grade Finished Area:	595.68 sq. ft.
Lot Area:	3,186 sq. ft.
Lot Frontage:	25'2"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1971 (Age: 55)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	0411069
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	2
Fireplace Details:	Electric, Living Room
Garage:	No
Parking:	Off Street, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Richmond
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Wood work bench in utility room, Murphy Bed, Book Shelf beside Murphy Bed, TV Mounts x2 (basement & living room), Solar Panels (6)
Restrictions:	Encroachment
Main Floor	Dining Room · 12'5" × 6'4" ·
Main Floor	Kitchen · 12'6" × 9'7" ·
Main Floor	Living Room · 19'4" × 12'10" ·
Upper Level	Bedroom · 13'9" × 10' ·
Upper Level	Bedroom · 10'5" × 8'11" ·
Upper Level	Bedroom - Primary · 16'11" × 12'4" ·
Basement	Game Room · 18'8" × 13'4" ·
Basement	Furnace/Utility Room · 15'3" × 12'1" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Closet Organizers, No Smoking Home, Pantry, See Remarks, Storage
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2206-29-avenue-sw-calgary-a2350587/

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

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.