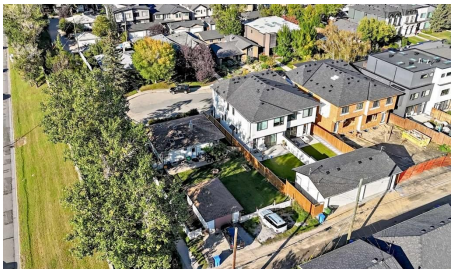
2451 29 Avenue SW

Calgary | Active | MLS® A2346419

$1,045,999









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1952**	**815.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Fantastic opportunity for a first-time buyer, investor, builder, or developer in the highly desirable community of Richmond! This bright and well-maintained raised bungalow sits on a 50’ x 125’ corner lot and offers 2 bedrooms on the main floor plus a 2-bedroom illegal basement suite with a separate entrance. Live up and rent down, hold as an investment, or explore the property’s future redevelopment possibilities. Builders and developers are welcome to explore the potential this generous inner-city corner lot has to offer.

The main floor features beautiful hardwood flooring, a spacious kitchen with a charming corner window, a bright living room, three skylights, and a renovated 4-piece bathroom. The lower level offers an open-concept 2-bedroom illegal suite with large egress windows, a 4-piece bathroom, separate entrance, and shared laundry.

Numerous updates include a new furnace (2021), new hot water tank (2022), newer windows, front and back doors, new sod, updated main-floor bathroom tile and fixtures, washer and dryer (2025), and fresh interior paint (2025).

Enjoy the south-facing backyard with a massive deck, fire pit, raised garden beds, and an oversized single detached garage. Ideally located just minutes from Marda Loop, shopping, restaurants, schools, golf, transit, and Downtown Calgary.

Whether you’re looking for a home, rental opportunity, holding property, or future redevelopment site, this versatile inner-city property offers plenty of possibilities. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346419
Bedrooms	4
Bathrooms	2
Year Built	1952
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes

Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	815.8 sq. ft.
Main Level Finished Area:	815.8 sq. ft.
Below Grade Finished Area:	634.4 sq. ft.
Acreage:	No
Lot Area:	6,275 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	4
Year built:	1952 (Age: 74)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	4479P
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Off Street, Parking Pad, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement, Laundry Room
City Quadrant:	Southwest
Community:	Richmond
Appliances:	Other
Inclusions:	Refrigerator (2), Dishwasher (2), Electric Range (2), Washer & Dryer, Vacuum System, Vacuum System Attachments, Garage Door Opener 'as is', All Window Coverings.
Restrictions:	None Known
Main Floor	Balcony · 24'11" × 7'7" ·
Main Floor	Kitchen With Eating Area · 12'5" × 11'3" ·
Main Floor	Entrance · 3'3" × 3' ·
Main Floor	Living Room · 14'3" × 12'7" ·
Main Floor	Entrance · 4'5" × 3'11" ·
Main Floor	Bedroom · 12'4" × 9'2" ·
Main Floor	Bedroom - Primary · 12'9" × 9'11" ·
Basement	Laundry · 8'9" × 3' ·
Basement	Furnace/Utility Room · 3'4" × 3'2" ·

Basement	Kitchen With Eating Area · 12'1" × 10'8" ·
Basement	Bedroom · 11'7" × 8'4" ·
Basement	Bedroom · 11'10" × 9'3" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	Ceiling Fan(s), Central Vacuum, Separate Entrance, Skylight(s), Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Corner Lot, Cul-De-Sac
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2451-29-avenue-sw-calgary-a2346419/

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