

# \$2,700,000 - 2022 29 Avenue Sw, Calgary

MLS® #A2229721

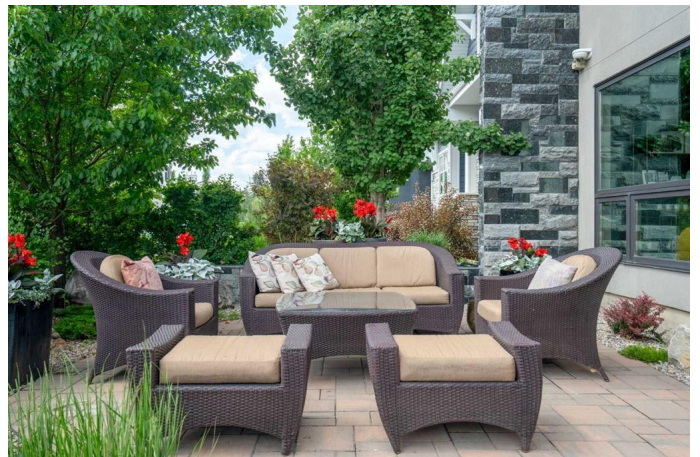
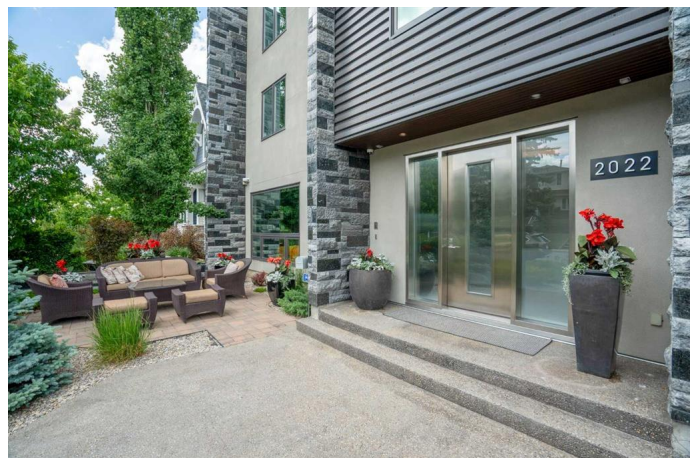
**\$2,700,000**

4 Bedroom, 5.00 Bathroom, 4,912 sqft

Residential on 0.14 Acres

South Calgary, Calgary, Alberta

Perfectly poised on an elevated lot with sweeping views of downtown Calgary, this breathtaking custom-built residence delivers an uncompromising blend of luxury, design, and functionality. With over 6,400 square feet of thoughtfully curated living space, every detail of this four-level home was built to the highest standards—crafted for those who appreciate architectural excellence and sophisticated living. The exterior makes a bold statement with a dramatic combination of metal, stone, and stucco, complemented by heated sidewalks and multiple outdoor sitting areas that capture morning sunrises and evening city lights. Step inside to radiant heated floors throughout all levels, Kolby windows and doors, an elevator, and fully integrated Lutron lighting and automation. Designed to embrace the view from every angle, the open-concept main floor features a spacious foyer, a cozy den with wood-burning fireplace, and a show-stopping kitchen outfitted with commercial-grade Wolf and Sub-Zero appliances, sleek gloss and walnut cabinetry, and a pass-through Kolby window to the outdoor BBQ deck. The adjoining dining room and expansive great room offer seamless indoor-outdoor entertaining, highlighted by a gas fireplace and access to the east-facing deck. Ascend to the second level via a custom glass walkway to the secluded primary retreat, perfectly positioned to take in the city skyline. This serene space boasts oversized custom closets



and a spa-like ensuite with steam shower and an indulgent soaking tub. A glass-enclosed office, spacious secondary bedroom with a private bath, and a large laundry room complete this level. The third floor is designed for entertaining with a second great room, third bedroom or office, and access to an extraordinary rooftop deck. With a gas fireplace, outdoor television, and massive sliding doors, this is the ultimate venue for hosting under the stars. The lower level walks out to the backyard and offers a fully equipped gym, wet bar with wave ceiling design, temperature-controlled wine display, an additional bedroom and bath, and another large great room with fireplace—ideal for relaxed evenings or lively gatherings. Additional highlights include: Heated floors on all four levels, Triple garage with storage lift, Low-maintenance landscaping, Five-minute walk to Marda Loop. Bold yet welcoming, elegant yet playful, this one-of-a-kind property is more than a home—it's a lifestyle. Designed to entertain, impress, and indulge, this architectural gem offers an unmatched blend of luxury and urban convenience.

Built in 2012

**Essential Information**

MLS® #	A2229721
Price	\$2,700,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,912
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached

Style	3 Storey
Status	Active

### Community Information

Address	2022 29 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1N3

### Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Built-in Features, Open Floorplan, Bar, Elevator
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven, Warming Drawer, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot, Views
Roof	Rubber
Construction	Stone, Stucco, Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 15th, 2025
Days on Market	40

Zoning

R-CG

## **Listing Details**

Listing Office

Real Estate Professionals Inc.

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