

# \$1,395,000 - 2428 29 Avenue Sw, Calgary

MLS® #A2250978

**\$1,395,000**

4 Bedroom, 4.00 Bathroom, 2,073 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Nestled in one of Calgary's most coveted communities, this exceptional residence—crafted by Edge Luxury Homes, a name synonymous with refined craftsmanship and bespoke design—offers a seamless fusion of traditional elegance and modern functionality. Thoughtfully crafted to the last detail, this home exudes warmth, sophistication, and enduring style, designed to elevate everyday living and inspire unforgettable entertaining. As you step through the front door, you're welcomed by a grand formal dining room—an exquisite space for hosting gatherings both intimate and grand. At the heart of the home lies a chef-inspired kitchen, where culinary artistry meets impeccable design. A sprawling central island is crowned with sleek quartz countertops, while premium stainless-steel appliances, full-height custom cabinetry, and ambient lighting complete this truly elevated space. The open-concept living room is a masterclass in comfort and style, anchored by a striking gas fireplace framed by elegant custom built-ins. Expansive patio doors invite natural light and open effortlessly to a beautifully appointed deck—perfect for seamless indoor-outdoor living. A dedicated home office offers privacy and tranquility, ideal for focused work or study. Completing the main level is a refined powder room and a highly functional mudroom, balancing luxury with everyday practicality. Upstairs, the serene primary suite is a true retreat, featuring a



1 of 30



spa-inspired ensuite with in-floor heating, a luxurious soaking tub, dual vanities, a glass-enclosed walk-in shower with steamer rough-ins, and a spacious walk-in closet. The second bedroom offers its own walk-in closet, while the charming third bedroom shares a beautifully appointed full bath—each space designed for comfort and privacy. The fully developed lower level extends your living space with a large recreation room, a custom media centre, and a sophisticated wet bar—ideal for entertaining or cozy family nights. A private gym offers wellness at home, and a thoughtfully designed under-stair pet wash station ensures every family member is cared for. A fourth spacious bedroom with its own walk-in closet, along with a stylish full bath, provides exceptional versatility and comfort. Outside, the home is complemented by a double-detached garage, offering secure parking and additional storage. Situated in the vibrant community of South Calgary, this residence is mere moments from scenic parks, boutique shopping, fine dining, and top-rated schools. A true statement of luxury living, this home blends timeless design with modern conveniences to exceed every expectation.

Built in 2025

### **Essential Information**

MLS® #	A2250978
Price	\$1,395,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,073
Acres	0.07
Year Built	2025
Type	Residential

Sub-Type Detached  
Style 2 Storey  
Status Active

### Community Information

Address 2428 29 Avenue Sw  
Subdivision Richmond  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2T 1N9

### Amenities

Parking Spaces 3  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters  
Appliances Bar Fridge, Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Built-In Gas Range  
Heating Fireplace(s), Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Courtyard, Private Yard  
Lot Description Back Lane, City Lot  
Roof Asphalt Shingle  
Construction Stone, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed August 23rd, 2025



Days on Market 27  
Zoning R-C2

### **Listing Details**

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.