

\$550,000 - 2225 29 Avenue Sw, Calgary

MLS® #A2240865

\$550,000

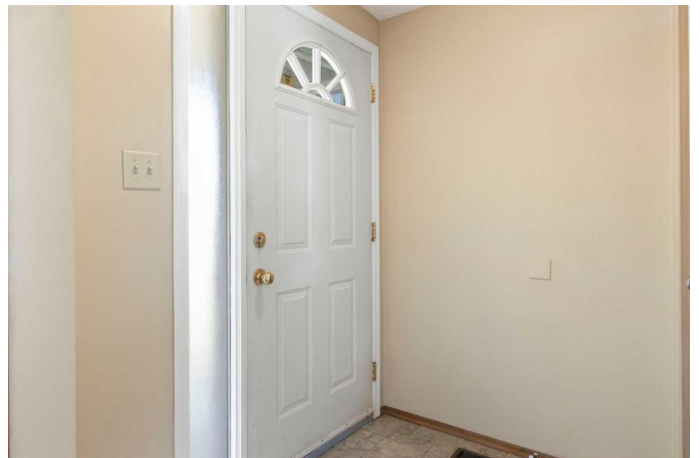
3 Bedroom, 1.00 Bathroom, 1,069 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Old Calgary/Young Calgary Collide! Your family's opportunity to own your own, in this Vibrant and dynamically evolving neighbourhood, Less than 10 to Downtown.

Affordably priced under \$600,000, and nestled amongst million dollar properties. You are within Walking distance to the South Calgary Swimming pool, Guiffre Library, Up scale Grocers, Trendy Cafe's, Brewers and the Boutique Restaurants of Marda Loop, ..and don't forget the Pizza Place that has been there for almost 50 years Over 1000 square feet on the main floor. This 50's bungalow features the best of that era: hardwood floors, 3 decent sized bedrooms. an open Living Dining that offers flexibility to suit varying family needs. æParty anyone? some past upgrades with a More modern Kitchen, 4 appliances, æ Has a Four piece bath with a deep tub for a quiet respite from the world. South facing back yard. !Let's put in a Kiddie Pool! The Single Garage means you won't be brushing off snow and scraping windows in Winter æ! unfortunately, you still have to shovel the walks. Separate door to basement that leads to the family room with 50's electric fireplace and dry bar. A separate room for office, den, or workouts. Laundry Room has a soaker sink. and a separate storage room. Test out your decorating skills here. Make it what you want it to be, whatever works for you! the framework is there. This is a property that



will not only escalate in value, it will allow your family to grow and thrive, not the old Calgary, but the New Evolving Calgary. This is more than a home, this is a life-style. This is your COMMUNITY.

Built in 1967

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2240865 |
| Price | \$550,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,069 |
| Acres | 0.07 |
| Year Built | 1967 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2225 29 Avenue Sw |
| Subdivision | Richmond |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 1N8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Detached |
| # of Garages | 1 |
| Waterfront | See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | Dry Bar |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |

| | |
|-----------------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Landscaped |
| Roof | Tar/Gravel |
| Construction | Brick, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 18th, 2025 |
| Days on Market | 5 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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