

# \$2,150,000 - 664 29 Avenue Nw, Calgary

MLS® #A2247079

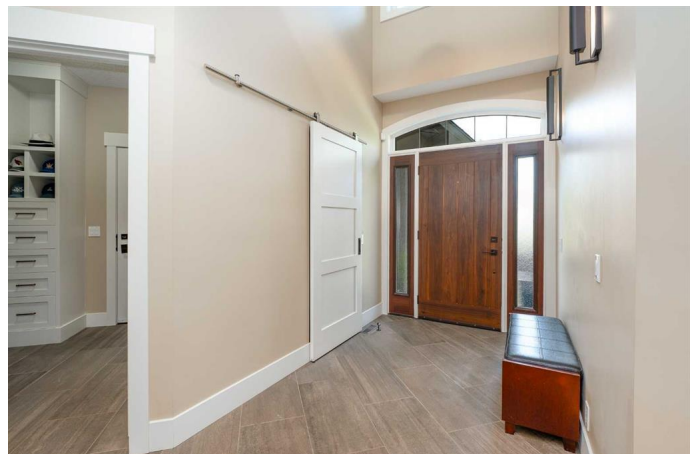
**\$2,150,000**

4 Bedroom, 4.00 Bathroom, 2,665 sqft

Residential on 0.10 Acres

Mount Pleasant, Calgary, Alberta

Unprecedented location siding & backing onto picturesque Confederation Park! This gracious 3+1 bedroom home with FULLY DEVELOPED WALK-OUT BASEMENT underwent a "stud" renovation in 2015 & exudes elegance. The open & airy main level is adorned with hardwood floors, showcasing a living room with beamed vaulted ceiling with skylights & feature fireplace. The spacious dining area with brick feature wall & built-in Sub-Zero wine fridge has ample space to host friends & family. The kitchen is discerningly finished with granite counter tops, island/eating bar, plenty of storage space & top of the line stainless steel appliances. A bright private office with built-ins is tucked away just off the foyer & a 2 piece powder room & convenient mudroom complete the main level. The second level with hardwood floors hosts 3 generously sized bedrooms, a 4 piece bath & laundry room equipped with sink & storage. The primary retreat boasts a walk-in closet with in-floor heat & private 4 piece ensuite also with heated floors, dual sinks & oversized shower. The walk-out basement with in-floor heat has access to the patio & is the perfect space for game or movie night, featuring a huge family room with home theatre system plus a games/recreation area complete with pool table & bar area with Kegerator & wine fridge. A fourth bedroom & 4 piece bath with relaxing steam shower are the finishing touches to the basement. Other notable features include dual central air



conditioning units, dual high efficiency furnaces (2022), 2 hot water heaters, wired for sound/video, Hunter Douglas blinds throughout & 2 open to below features from second to main level. Outside, enjoy the tranquil Duradeck covered main floor deck with beautiful views of the park & lower patio with paving stones surrounded by Kayu Batu fencing. Parking is a breeze with a double attached garage with heated floor. The premier location can't be beat, steps from the park with access to walking/biking paths, a ball diamond, tennis courts, golf course & also close to schools, shopping & public transit.

Built in 1996

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247079    |
| Price          | \$2,150,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,665       |
| Acres          | 0.10        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 664 29 Avenue Nw |
| Subdivision | Mount Pleasant   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 2M7          |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

## Interior

|                   |                                                                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s), Beamed Ceilings, Bookcases, Built-in Features, Skylight(s), Wet Bar, Wired for Sound |
| Appliances        | Central Air Conditioner, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Convection Oven, Garburator, Wine Refrigerator                                                                                                                         |
| Heating           | Forced Air, In Floor                                                                                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                                                 |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                            |

## Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Private Yard                                                                                                   |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                                                                                            |
| Construction      | Stone, Stucco, Wood Frame                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 60               |
| Zoning         | R-CG             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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