

# \$1,250,000 - 26 29 Avenue Sw, Calgary

MLS® #A2206736

**\$1,250,000**

2 Bedroom, 3.00 Bathroom, 1,814 sqft

Residential on 0.07 Acres

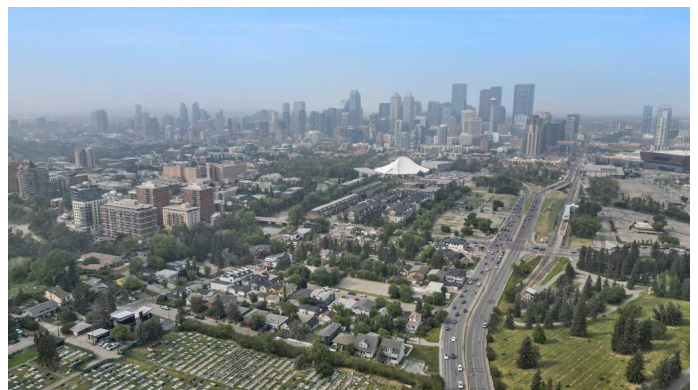
Erlton, Calgary, Alberta

Welcome to an exceptional home in Erlton, a community poised for future growth and investment potential. Whether you're an investor or a first-time homebuyer looking for a mortgage helper, this property is an opportunity you don't want to miss.

Step inside and be greeted by maple hardwood flooring and a thoughtfully designed open-concept layout. The chef's kitchen features Sub-Zero fridge, Gaggenau cooktops and oven and Miele dishwasher, sleek cabinetry, and a spacious. Flowing into the living room, this space is highlighted by a fireplace and expansive windows that flood the home with natural light while framing stunning downtown skyline views. The deck offers an ideal setting for hosting guests while enjoying the cityscape.

The upper level is a masterpiece of modern architecture design by famous McKinley Burkart. The primary suite is a luxurious retreat greeted by glass walls, featuring custom limestone walls and flooring, stunning crafted wood millwork, and breathtaking city views. The spa-inspired ensuite includes a soaker tub, urinal, walk-in steam shower and walk in closet with your Miele washer and dryer. A private office to complete the upper level, perfect for working from home.

The lower level presents an incredible investment opportunity with a basement fully



furnished for generating additional income or assisting with mortgage payments. Additional features include a sub-basement for extra storage and a separate detached double-car garage.

With Erlton’s ongoing development and strong future growth potential, this property is a strategic investment in one of Calgary’s most promising inner-city communities. Don’t miss your chance to secure this incredible home schedule your private viewing today!

Built in 1990

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206736    |
| Price          | \$1,250,000 |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,814       |
| Acres          | 0.07        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 26 29 Avenue Sw |
| Subdivision | Erlton          |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T2S 2Y3         |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Built-in Features, Open Floorplan, Walk-In Closet(s), French Door |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Washer/Dryer                |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | Other                                                             |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 2                                                                 |
| Fireplaces        | Electric, Gas                                                     |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full, Suite                                             |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other                                   |
| Lot Description   | Low Maintenance Landscape, Views, Paved |
| Roof              | Asphalt Shingle                         |
| Construction      | Stucco                                  |
| Foundation        | Poured Concrete, Pillar/Post/Pier       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 28              |
| Zoning         | M-CG d72        |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.