

780-380-6207  
meghan@meghanrobinson.net

302, 1634 29 Avenue SW  
Calgary, Alberta

MLS # A2220409



**\$368,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,131 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Water:** -

**Floors:** Hardwood, Slate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 618

**Basement:** -

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** M-C1

**Foundation:** -

**Utilities:** -

**Features:** Vaulted Ceiling(s)

**Inclusions:** window coverings

Top-Floor Living with Downtown Views and Dual Access in South Calgary! Step into over 1,130 sq ft of open-concept living space in this spacious top-floor apartment featuring 2 generously sized bedrooms and 2 full bathrooms. Bathed in natural light, the expansive layout offers stunning views of downtown Calgary and a cozy fireplace that anchors the main living area—perfect for both entertaining and relaxing. Enjoy the convenience of two private entrances—one providing direct street access and the other leading to your secure parkade, offering rare functionality and flexibility in apartment living. Perfectly located near Marda Loop, you’re just minutes from trendy shops, restaurants, and cafes. Spend your weekends enjoying nearby South Calgary Park with its popular outdoor pool, Giuffre Family Library, and River Park’s off-leash areas and scenic pathways. Whether you’re commuting to downtown or heading west to the Rocky Mountains, this location offers the best of both urban and outdoor lifestyles. A truly unique opportunity to live large in one of Calgary’s most desirable inner-city communities!