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2227A 29 Street SW
Calgary, Alberta

MLS # A2230731



\$449,900

Division:	Killarney/Glengarry		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,341 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Garden		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Vinyl Windows, Walk-In Closet(s), Wet Bar

Water:	-
Sewer:	-
Condo Fee:	\$ 546
LLD:	-
Zoning:	M-CG d111
Utilities:	-

Inclusions: N/A

BEAUTIFUL & SPACIOUS, FULLY RENOVATED TOWNHOME FEATURING 4 BEDROOMS, 2 FULL BATHROOMS & 1 HALF BATHROOM IN THE INNER-CITY COMMUNITY OF KILLARNEY!! As you walk into the sun-filled entrance foyer, you'll immediately notice how meticulously the owners have cared for their home and the many high-quality renovations completed over the years. Step into the spacious dining room and kitchen, complete with stainless steel appliances and a stunning brand-new subway tile backsplash (May 2025)! Love morning sun? The massive east-facing window floods the kitchen and dining area with natural light as the sun rises. Head into the living room, featuring a cozy fireplace—perfect for winter movie nights! From the living room, you'll have access to a balcony overlooking the peaceful, well-maintained condominium courtyard. This thoughtfully designed main floor is complete with a convenient half bathroom. Upstairs, you'll find a huge primary bedroom, easily accommodating a king-sized bed and additional furniture. Tired of fighting for closet space? The primary bedroom features a massive walk-in closet! Rarely do you find a second bedroom of this size, also complete with its own walk-in closet! The upper level also includes a third spacious bedroom and a full 4-piece bathroom. Looking for even more finished living space? The developed basement includes a large bonus room with a wet bar, a fourth generously sized bedroom (with brand-new carpet), and an additional full bathroom. To top it all off, this townhome comes with a private, assigned outdoor parking stall. And as they always say... LOCATION, LOCATION, LOCATION! This home is steps from the Killarney Aquatic & Recreation Centre, minutes to Westbrook Mall and C-Train Station, close to grocery stores, daycares, schools, and all

the shops and restaurants along 17th Ave. HOW DOES IT GET BETTER THAN THIS? BOOK YOUR SHOWING TODAY OR STOP BY OUR OPEN HOUSE ON SATURDAY, JUNE 14TH FROM 3:00 PM TO 5:00 PM!