



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2034 29 Street SW
Calgary, Alberta

MLS # A2225377



\$1,199,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,974 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	Second fridge, stove, dishwasher, range hood, washer and dryer in the legal basement suite		

BRAND NEW MODERN MASTERPIECE | PARK-FRONT LIVING | LEGAL LOWER SUITE | DESIGNER FINISHES THROUGHOUT | EXTRA DEEP LOT | VAULTED CEILINGS | PRIME KILLARNEY LOCATION! Experience the perfect blend of luxury and functionality in this stunning new build directly across from a lush green space. Every inch has been carefully curated with premium materials, sleek lines and an emphasis on light-filled, open-concept living. Oversized windows in the front dining area showcase uninterrupted park views, creating an inspiring backdrop for meals and gatherings. At the centre of the home, the gourmet kitchen pairs custom two-tone cabinetry with integrated appliances, polished quartz surfaces and a striking waterfall island, ideal for both casual dining and chef-level creations. The airy living room is anchored by a dramatic full-height fireplace surround and glass patio doors that open to a spacious rear deck, making indoor-outdoor entertaining effortless. A built-in mudroom with smart storage and a chic powder room add everyday practicality. Upstairs, the primary retreat feels like a private sanctuary with soaring ceilings, a bold feature wall, park views, custom walk-in closet and a spa-like ensuite offering a freestanding tub, dual sinks and an oversized steam shower. 2 more bedrooms, a beautifully appointed main bath and a full laundry room complete the upper level. The bright and spacious LEGAL SUITE offers its own entrance, contemporary kitchen with full-size stainless steel appliances, an open living area, large bedroom, stylish 3-piece bath and private laundry, perfect for multi-generational living or rental income. Outside, enjoy a large backyard designed for relaxation, featuring an expansive deck, landscaped lawn and easy access to the oversized finished double garage. With schools, parks, the Aquatic Centre,

shopping and 17th Avenue’s restaurants just a short stroll away, plus quick connections to downtown, this home delivers elevated inner-city living in one of Calgary’s most desirable neighbourhoods!