



**GRASSROOTS**  
REALTY GROUP

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

**2227A 29 Street SW**  
**Calgary, Alberta**

**MLS # A2230731**



**\$449,900**

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

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

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 546
<b>LLD:</b>	-
<b>Zoning:</b>	M-CG d111
<b>Utilities:</b>	-

**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!