



GRASSROOTS
REALTY GROUP

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2, 2414 29 Street SW
Calgary, Alberta

MLS # A2234053



\$574,900

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,162 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Common, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: TV wall mounts in the living room and primary bedroom.

Welcome to this fabulous 2-bedroom townhouse in the heart of established Killarney, offering 3 floors of functional, well-designed living space. The main level features maple hardwood floors, 9' knock-down ceilings, and a spacious open-concept layout. The living room showcases a walnut-surround gas fireplace and flows seamlessly into the chef-inspired kitchen, complete with stainless steel appliances, Black Pearl granite countertops, rich walnut cabinetry, wine storage, and a custom granite island — a true standout and perfect for entertaining. A built-in office niche provides the ideal work-from-home space or doubles as a chic coffee bar. Upstairs, you'll find a spacious primary bedroom with a walk-in closet, a second bedroom, and a large 4-piece bathroom. The fully developed lower level offers a flex room/office with frosted glass French doors, a 3-piece bathroom, laundry area, and additional storage. Additional features include: central air conditioning, 6" crown mouldings, an exposed aggregate patio, and a single detached garage. Centrally located close to schools, shopping, transit, 17th Ave, Marda Loop, and with easy access to downtown. All you need is the key!