



GRASSROOTS
REALTY GROUP

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116, 2211 29 Street SW
Calgary, Alberta

MLS # A2243468



\$339,000

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	976 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 570
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Killarney Meadows, a quiet and secure 21+ concrete building nestled in the heart of Calgary's sought-after Killarney community—just steps from 17th Ave and all the vibrant conveniences it offers. This bright and spacious 2-bedroom, 2-bathroom condo is move-in ready and offers the perfect blend of comfort, privacy, and location. Enjoy the peace of mind of a vacant, meticulously maintained unit featuring stainless steel appliances, stylish laminate flooring, and a modern open layout that's ideal for both daily living and entertaining. The generous balcony is a true highlight—an inviting spot to enjoy your morning coffee or relax in the fresh air, with private stairs providing your own direct entrance for added convenience. Both bedrooms are generously sized, and the primary suite boasts a walk-in closet and full ensuite bath. In-suite laundry, ample storage space, and a dedicated underground titled parking stall enhance everyday ease. The pet-friendly policy - 25 lbs. and 18 inch at the shoulders - makes this an ideal choice for animal lovers. Killarney Meadows offers fantastic amenities including elevator access, storage lockers, visitor parking, and a welcoming community atmosphere. You'll love being close to the Killarney Pool & Fitness Centre, local parks, shops, transit, and picturesque bike paths. Condo fees remain affordable and include heat, water, and more. If you're seeking low-maintenance living in a vibrant adult community with excellent amenities and an unbeatable location, this is your perfect place to call home!