



GRASSROOTS
REALTY GROUP

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3, 2421 29 Street SW
Calgary, Alberta

MLS # A2258017



\$499,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,594 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Assigned, Off Street, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 614
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

Custom-built executive condo located just minutes from downtown. Steps away from C-Train and from the Killarney aquatic center. Some of the many unique details of this elegant home include custom built-ins, site finished walnut hardwood floors, granite kitchen countertops, custom maple cabinetry, stainless appliances and nine-foot ceilings. The high-end built-in cabinetry is carried throughout the kitchen and living room with matching built-in shelving, bookshelves and cupboards. The kitchen features a five-burner gas stove, granite countertops with a two-tier kitchen island, and inset lighting. In the living room, you'll find a gas fireplace overlooking the west-facing fenced backyard. Upstairs, a loft overlooking the main floor makes for great flex or home office space. The master boasts a wall-to-wall custom dresser and cabinets. The spa like ensuite offers a soaker tub & glass-enclosed separate shower for that ideal relaxing space. The developed basement has a 3-piece bath with a large shower, a 3rd bedroom, extra storage under the stairs & a versatile rec room with rubberized floor for a gym! Hurry up, this place won't last long!!