



GRASSROOTS
REALTY GROUP

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2831 29 Street SW
Calgary, Alberta

MLS # A2258560



\$579,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,100 sq.ft.	Age:	1978 (47 yrs old)
Beds:	6	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Blinds

~Suited(illegal) Duplex in Prime Killarney Location ~ 6 Beds, 2 Baths, Garage + Parking~ Fantastic investment opportunity in the highly desirable community of Killarney! This well-maintained up/down duplex offers 2 self-contained units, each featuring 3 bedrooms, 1 full bathroom, a bright U-shaped kitchen, dedicated dining area, and spacious living room. Both suites(illegal) have their own laundry for added convenience. Situated in an unbeatable location just steps to transit, a 5-minute walk to Killarney School, parks, and coffee shops, and only 10 minutes to shopping, dining, and the Killarney Aquatic & Recreation Centre. Key updates include: Roof (2017), Windows & both bathrooms (2018), Upstairs was freshly painted (2025), Newer furnace, washers, dryers, and refrigerators (approx. last 10 years) The property features a single detached garage, two additional parking stalls, alley access, and plenty of street parking. Perfect for investors, multi-generational living, or live-up/rent-down buyers. Don't miss this opportunity to own in one of Calgary's most established and connected inner-city communities!