



GRASSROOTS
REALTY GROUP

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2, 2426 29 Street SW
Calgary, Alberta

MLS # A2262396



\$649,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,205 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Paved		

Heating:	High Efficiency, In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Wired for Sound		
Inclusions:	N/A		

Immaculate, Modern, and Quiet 2 Storey 3 Bdrm 3.5 bathroom townhome in the heart of Killarney. This home offers a beautiful open great room layout, that is flooded with natural light from its full wall of floor to ceiling windows. 10 foot ceilings on the main. Striking gas fireplace in great room with built in shelving. The white kitchen offers a sprawling island with built in stainless steel appliances, gas cooktop, huge crown moulding, quartz countertop and is accented by floor to ceiling millwork. New light fixtures throughout the main floor, and hard flooring on the main and upper floor. The upper floor has 2 bedrooms each with their own 4 piece ensuite. The Primary bedroom is spacious and has a large walk in closet, the ensuite offers dual sinks and tiled shower. Upper floor laundry for the ultimate in convenience. The lower level is finished to the same level as the upper floors, there is a 2nd bedroom full washroom, and cozy flex room. Private and quiet patio space that enjoys an east and southern exposure. Indoor garage parking for one vehicle. This complex is meticulously maintained by a wonderful community of owners. One visitor parking stall available at rear of complex. Superior location within walking distance to the Shaganappi Point LRT station, Walmart, and just a 5 minute drive to DT.