



**GRASSROOTS**  
REALTY GROUP

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2823 29 Street SW  
Calgary, Alberta

MLS # A2273242



**\$1,149,000**

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,277 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Central, Natural Gas	Water:	Public
Floors:	Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub		
Inclusions:	None		

Welcome to this stunning luxurious home featuring a sleek exterior and a contemporary urban design with a 2-BED LEGAL SUITE. With almost 2,300 sq ft of thoughtfully designed living space on the two upper floors, this home offers a spacious floorplan and a large outdoor area rarely found in infill homes. Upon entry, you're greeted by beautiful hardwood floors throughout the main level, leading to a bright and inviting living room with an open-concept layout. The kitchen is a chef's dream, boasting custom cabinetry, quartz countertops. The adjoining family room creates the perfect space for entertaining family and friends. Upstairs, the expansive master retreat features a generous walk-in closet, vaulted ceiling, and a luxurious 5-piece ensuite complete with dual sinks, a freestanding soaker tub, and a glass-enclosed shower. A large bonus room with a wet bar, Two additional bedrooms, a laundry room, and a 4-piece bathroom complete the upper level. The fully finished basement includes a private, legal suite with a separate entrance. It offers a bright living room, a fully equipped kitchen, two bedrooms, an office, a full bathroom, and its own laundry, making it ideal for multi-generational living, hosting guests or additional rental income. This home is filled with high ceilings, abundant natural light, and high-quality finishes throughout. This Killarney duplex offers a perfect blend of luxury and functionality, ready to welcome you home. Call today to book a private viewing before this one is gone!