



GRASSROOTS
REALTY GROUP

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1926 29 Street SW
Calgary, Alberta

MLS # A2280218



\$575,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,198 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully updated, open concept home located in highly coveted Killarney, and ideally situated across from a massive green space. Showcasing a fully enclosed west yard that boasts a sprawling patio that is drenched in sunlight for most of the day and creates the perfect place to relax and unwind with family, friends, and pets. As you enter the home, you are greeted by a bright front entryway that is flooded with natural light through your west facing windows and door. The main floor highlights include beautiful hardwood flooring and an open concept layout that is perfect for all occasions. The expansive kitchen has been upgraded to include beautiful quartz countertops, stylish pendant lighting, stainless steel appliances, a classic Subway tile backsplash, and stunning full-height cabinetry a pantry and tons of additional storage space. The living room boasts south facing transom windows, a cozy gas fireplace with stylish tile surround, a bespoke wooden mantle, and custom built-in bookshelves symmetrically flanking the fireplace. The main floor also features a designated dining space with views of the park through large, west facing windows. Upstairs features your expansive primary suite with room for king-sized furniture, park views with mature trees out your windows, and a large walk-in closet. The luxurious upstairs 5 piece bathroom has been tastefully updated to include dual vanities, tons of storage, a spacious stand-up shower, and a large separate soaker tub. The large second bedroom is located down the fall from the primary bedroom providing a thoughtful layout with excellent privacy. Downstairs features high-ceilings, a large media space, a flex space for an additional office, a Murphy bed and full bathroom for your guests, and ample storage. This home truly has everything you need to enjoy a vibrant inner-city lifestyle and comes complete with a

single detached garage. Situated across from a green space and the Killarney Aquatic Centre, this home provides incredible access to public transit, all the amenities you need and affords a quick commute downtown, to the mountains, to 17th AVE, Killarney off-leash dog park and more.