



**3007 29 Street SW**  
**Calgary, Alberta**

**MLS # A2174903**



**\$749,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,642 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Granite Counters, High Ceilings, No Smoking Home, Steam Room, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** N/A

\*Open House Sat Nov 23, 2-4:30pm\* Set in the heart of Killarney, this inner-city home stands out from the moment you walk up, with a unique design and tons of character infused throughout. A big covered front porch welcomes you into a spacious entryway, which opens to a sunny living room where an east-facing bay window brings in tons of light. The adjacent dining area is the perfect setting for family meals, enhanced by glass block windows for style and lovely natural illumination. The light fixtures throughout the home have been upgraded, lending a chic modern touch to each room. In the country kitchen, pristine white cabinetry pairs well with mottled granite countertops. The peninsula wraps around, forming a spacious eating bar with quaint shiplap that adds to the charm. Vaulted ceilings in the family room create an airy aesthetic, grounded by a gas fireplace in a sleek tile hearth. Diagonal hardwood floors add to the visual space, and big windows along the back of the home bring in peaceful backyard views and beautiful sunset skies. A half bathroom and a laundry room complete this level. As you head upstairs, again the design prioritizes light, with windows and skylights in the stairwell. The primary bedroom is serene and expansive, with vaulted ceilings, a walk-in closet, and an elegant ensuite that includes a jetted tub. Both secondary bedrooms are generous with large closets, and the main bathroom features upgraded cork flooring and beautiful tile work. Downstairs, the finished basement is the ultimate hangout, with 9ft ceilings and great lighting. The rec area centres around a gas fireplace in a stone surround, and custom built-ins form the perfect set up for your home theatre. A wet bar is sure to level up game night, and is also convenient if you have your home office on this storey. The bedroom on this floor makes an excellent home gym, and there is

another full bathroom here as well, where a tiled steam shower with a bench begs you to take a long, relaxing shower after your workout. Central A/C has been added, so your home stays the perfect temperature year-round. Outside, the deck steps down to a tidy lawn, with garden beds and a mature tree that provides lovely dappled shade in the warm months. An oversized single garage has an additional parking spot behind it off the alley, thanks to the deep lot dimensions. This home is in one of Calgary's most popular communities, and is less than a block to the local school and the community association. In easy walking distance, popular local favourites include Luke's Drug Mart, the Richmond Green toboggan hill and playground, and the disc golf course. Nearby, 37th Street and Richmond Road provide quick access to shopping and dining, and just a little farther down you will also find the extensive array of amenities at Westhills. Crowchild Trail connects you easily to the rest of the city, with downtown only a 10-minute drive, and trendy Marda Loop is also just a few minutes down the road. See this one today!