



**GRASSROOTS**  
REALTY GROUP

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306, 2411 29 Street SW  
Calgary, Alberta

MLS # A2206190



**\$238,333**

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	471 sq.ft.	Age:	1977 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 529
Basement:	-	LLD:	-
Exterior:	Brick, Metal Siding , Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan		
Inclusions:	none		

Fantastic top floor 1-bedroom condo in the heart of Killarney. This 1-bedroom condo is perfect for urban professionals with its ideal location. It is within walking distance of Westbrook LRT, vibrant 17th Ave with tons of amenities like shopping and restaurants, Killarney Aquatic and Recreation Centre and parks. It also allows for easy access downtown, riverfront bike trails, trendy Marda loop, Sarcee trail, Crowchild Trail and the Calgary ring road. One of the best features is that this condo is located on the top floor and is an end unit. It is extremely stylish with stainless steel counter tops, stainless steel appliances, contemporary cabinets, hardwood floors, open concept floor plan with large island that can double as your table. The large bedroom has a great walk-in closet with in suite laundry. Additional features include a large private balcony, separate secure storage, parking stall and fresh paint throughout. This building is a pet friendly building - board approval needed.