



THE
A-TEAM

**RE/MAX
FIRST**

2421 29 Street #3, Calgary T3E 2K3

MLS® #: **A2148505**

Area: **Killarney/Glengarry**

Listing Date: **07/10/24**

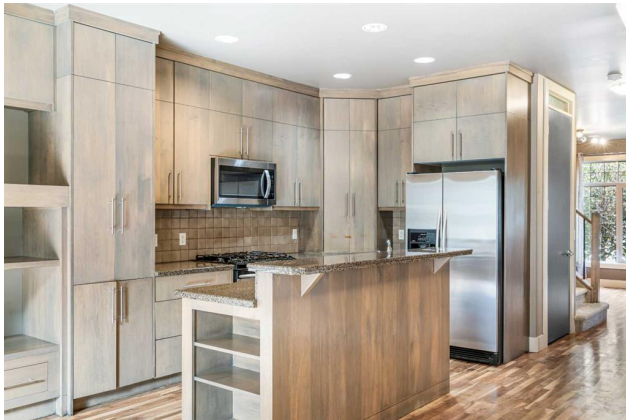
List Price: **\$595,000**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,574

Year Built:

2004

Low Sqft:

Ttl Sqft:

1,574

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

68

Layout

Beds: **3 (2 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Back Lane

Single Garage Detached,Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Other**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator

Int Feat:

Bookcases,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Soaking Tub,Stone Counters

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|-----------------|-----------------------|--------------------------|-----------------|----------------------|
| 2pc Bathroom | Main | 5`9" x 5`10" | Dining Room | Main | 9`9" x 12`7" |
| Foyer | Main | 17`7" x 15`9" | Kitchen | Main | 7`11" x 12`7" |
| Living Room | Main | 17`7" x 11`11" | 4pc Bathroom | Second | 6`9" x 7`10" |
| 5pc Ensuite bath | Second | 8`10" x 7`11" | Bedroom | Second | 9`6" x 11`7" |
| Bonus Room | Second | 10`6" x 9`11" | Bedroom - Primary | Second | 17`9" x 14`5" |
| 3pc Bathroom | Basement | 5`1" x 9`0" | Bedroom | Basement | 16`8" x 13`1" |
| Den | Basement | 16`8" x 7`7" | Storage | Basement | 11`1" x 8`11" |

Furnace/Utility Room

Basement

7`7" x 5`9"

Legal/Tax/Financial

Condo Fee:
\$783

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d111

Legal Desc:

0313563

Remarks

Pub Rmks:

Now is your chance to experience inner-city infill living without the million-dollar price tag in the heart of Killarney. This front-facing duplex townhome provides you with all the amenities of private ownership without worrying about yard work, snow removal or landscaping! Walking inside, you will appreciate the high vaulted ceilings in the foyer and the built-in wardrobe and bench. There is a flexible sitting room near the front door to use as a sitting room, playroom or, office - or even a formal dining room. Beautiful hardwood floors and tile at the entryway and bathroom are throughout the main floor. These features are accented by the beautiful and warm under-mount accent lighting in the half bath and ceiling accent lighting in the kitchen and living room. The high-end built-in cabinetry is carried throughout the kitchen and living room with matching built-in shelving, bookshelves and cupboards. The kitchen features a five-burner gas stove, granite countertops with a two-tier kitchen island, and inset lighting. In the living room, you'll find a gas fireplace with stone surround overlooking the west-facing fenced backyard. The staircase going upstairs features luxury metal spindles guiding you to the bonus room with natural lighting and a laundry closet to use as an office or flexible sitting space. The front bedroom features bright French doors with a Juliet balcony facing the east for the morning sun. Inside the primary bedroom, there are also more built-in wardrobe features and additional storage in addition to the walk-in closet in the master ensuite. There is a media center or flexible vanity area, depending on your preference. In the ensuite, you'll find a large soaking tub, stall shower and extra-long vanity to accompany the walk-in closet. Downstairs, the developed basement has an additional bedroom, a full luxury bathroom and a sitting room. There's an additional flex room to use as a den or even additional storage. There are even extra storage spaces along the hallway. If that wasn't enough, there are built-in speakers throughout, a private backyard, and a covered garage parking space without ever having to do yard work. This established neighbourhood also has amenities galore, including Killarney Pool & Recreation Centre, Good Companions Activity Centre (50+), multiple Tennis Courts & Baseball Diamonds, and Bike Paths with easy access to a bike to downtown. There's even Shaganappi Point Golf Course—all within walking distance! Westbrook Mall and Marda Loop are minutes away, and multiple schools, from elementary to high school, are within walking distance. If you did need to commute, Shaganappi Point Train Station is also within walking distance, not to mention the multiple bus routes that pass by this amazing location; but if you're driving, Bow Trail, 37th Street, 26 Av, 17 Av and Crowchild Trail are around the corner. The features are endless! Come see why this Killarney townhome is so amazing for yourself! You'll love living here!

Inclusions:

N/A

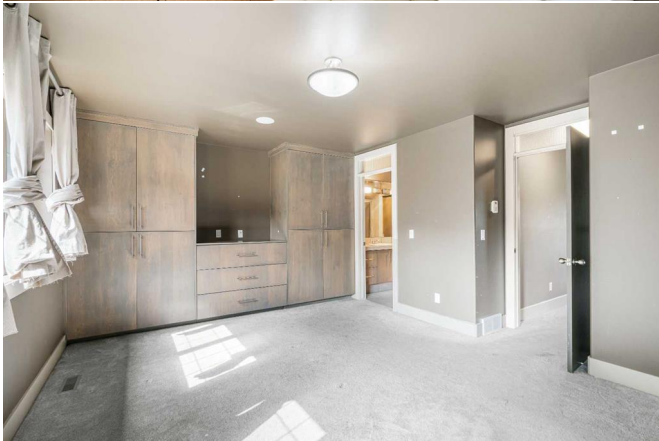
Property Listed By:

One Percent Realty

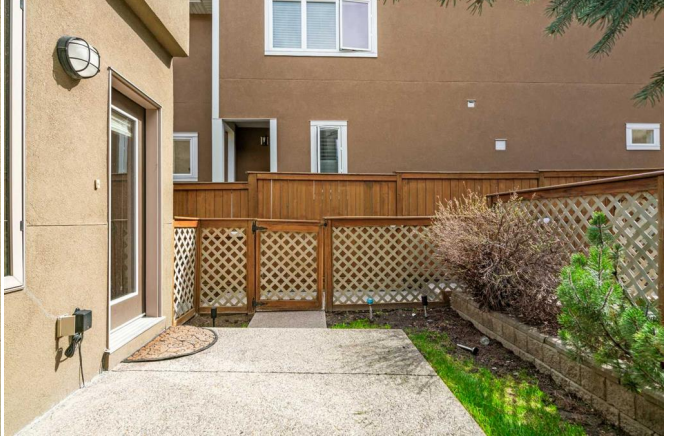
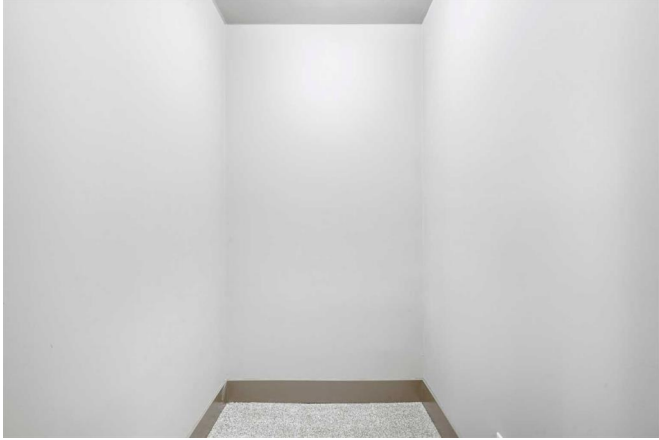
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













3-2421 29 St SW, Calgary, AB

Basement (Below Grade) Exterior Area 713.59 sq ft



PREPARED: 2024/05/16

While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



3-2421 29 St SW, Calgary, AB

Main Floor Exterior Area 792.47 sq ft



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3-2421 29 St SW, Calgary, AB

2nd Floor Exterior Area 781.72 sq ft

Excluded Area 41.21 sq ft



PREPARED: 2024/05/16

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