



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2211 29 Street #216, Calgary T3E 2K1**

MLS® #: **A2159238**      Area: **Killarney/Glengarry**      Listing Date: **08/22/24**      List Price: **\$350,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1990**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Heated Garage,Titled,Underground**

Finished Floor Area

Abv Sqft: **974**  
 Low Sqft:  
 Ttl Sqft: **974**

DOM

**27**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete,Stucco**  
 Flooring: **Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Closet Organizers,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`4" x 15`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>18`0" x 9`8"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`9" x 9`10"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`10" x 9`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`5" x 8`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 11`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>21`5" x 12`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`1" x 8`0"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$595

**Fee Simple**  
Fee Freq:  
**Monthly**

**M-C1**

Legal Desc: **9012412**

Remarks

Pub Rmks: **Welcome to the Killarney Meadows Condominiums, this 974 sq/ft, two bed and two bath condo is situated in the vibrant and sought-after community of Killarney. Situated in a 21+ adult living, SOLID CONCRETE BUILDING, with updated flooring throughout is ideal for anyone looking to be close to all the action Calgary has to offer. The spacious master bedroom features a walk-through closet leading to a private four-piece ensuite, providing the ultimate retreat. Additionally, there is a second bedroom and full bathroom that offers flexibility for guests, family, or a home office. Accompanied by the convenience of in-suite laundry and storage space. The living area flows seamlessly out to a large wrap-around balcony, perfect for relaxing or entertaining. The unit also comes with a titled underground parking stall and a secure storage locker. This prime location is close to everything you need—quick access to transit, minutes from downtown, and just steps away from the Killarney Rec Centre. Whether you're looking for city convenience or a serene neighborhood feel, this condo offers the best of both worlds.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX First**

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

















