



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2208 29 Street #1, Calgary T3E 2K2**

MLS®#: **A2164460**

Area: **Killarney/Glengarry**

Listing Date: **09/11/24**

List Price: **\$424,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1997**

Finished Floor Area

Abv Sqft: **1,267**

Low Sqft:

Ttl Sqft: **1,267**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**8**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Townhouse**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**See Remarks**

**Parkade,Titled,Underground**

Utilities and Features

Roof: **Asphalt**

Heating: **Fireplace(s),Forced Air**

Sewer:

Ext Feat: **Balcony,Private Entrance**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat: **No Smoking Home,Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`8" x 5`1"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`2" x 7`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>15`7" x 11`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`1" x 12`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 10`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`8" x 5`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`4" x 14`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>15`6" x 9`6"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>7`1" x 7`11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$498**

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

Zoning:  
**M-CG d111**

Legal Desc: **9813067**

Remarks

Pub Rmks: **Welcome to this hidden gem in the inner city! This beautiful 1,267 sq foot, 2 bedroom, 2 bathroom home will be your oasis in the lovely community of Killarney. This is one of only 3 like units in the complex. Enjoy the warmth that the natural light brings from morning to sunset. As you enter, you will be impressed by the large living space that includes a gas fireplace for those chilly autumn/winter days. Hardwood flooring in the common living areas adds a touch of elegance to this great home. An open floorplan guides you from the living room to the dining room and then on to the spacious kitchen with more windows. Enjoy a massive exclusive patio, just steps from the kitchen, for a relaxing coffee in the morning, a BBQ, or a glass of wine in the evening. This home offers a great deal of storage, with a separate utility room for the laundry, furnace and hot water tank which were replaced in 2022. Down the hallway you will find two large bedrooms, the primary bedroom boasting a walk-through closet leading to a 4 piece ensuite. There is an additional 3 piece bathroom conveniently situated opposite the spacious 2nd bedroom. There is an underground titled (secured access), heated parking stall for your car and additional storage (negotiable, pending availability). This is a fantastic, pet friendly, well managed complex in a very quiet location, close to the two LRT stations, the Killarney Aquatic Centre (5 minute walk) and many other amenities including coffee shops, 17 Avenue and a park across the street. Don't hesitate to visit this beautiful home!**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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



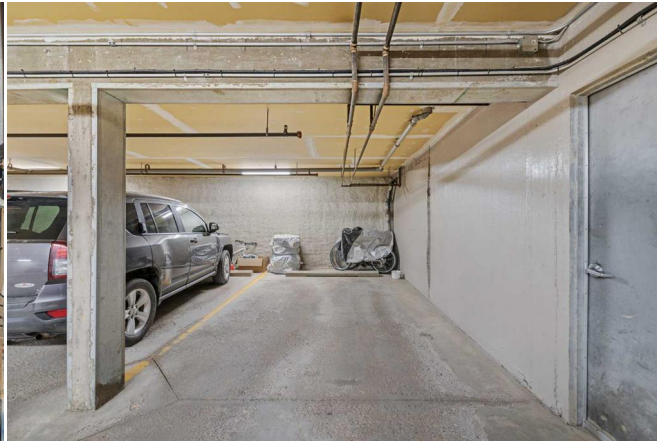












1-2208 29 St SW, Calgary, AB

Main Floor Exterior Area 1287 sq ft



0 3 6 ft

PREPARED: 20240807



While regions are included from this floor area in GCLIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.