



THE
A-TEAM

**RE/MAX
FIRST**

3007 29 Street, Calgary T3E 2K9

MLS®#: **A2174903**

Area: **Killarney/Glengarry**

Listing Date: **10/23/24**

List Price: **\$749,900**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 06-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**
Lot Information
Lot Sz Ar: **3,638 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,641**
Low Sqft:
Ttl Sqft: **1,641**

DOM

59
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Alley Access,Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Granite Counters,High Ceilings,No Smoking Home,Steam Room,Vaulted Ceiling(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`11" x 6`10"
Family Room	Main	15`11" x 19`5"
Living Room	Main	11`5" x 12`7"
4pc Bathroom	Second	8`1" x 5`4"
Bedroom	Second	16`0" x 11`0"
3pc Bathroom	Basement	7`7" x 6`2"
Game Room	Basement	14`11" x 20`6"

Room	Level	Dimensions
Dining Room	Main	12`5" x 8`10"
Kitchen	Main	8`0" x 12`4"
3pc Ensuite bath	Second	8`1" x 5`11"
Bedroom	Second	8`1" x 8`0"
Bedroom - Primary	Second	15`11" x 14`8"
Bedroom	Basement	10`5" x 16`2"
Furnace/Utility Room	Basement	7`11" x 10`1"

Title:
Fee Simple
 Legal Desc:

Zoning:
DC

9010240

Remarks

Pub Rmks: ***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!

Inclusions: **N/A**
 Property Listed By: **Real Broker**

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











