



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2431 29 Street #2, Calgary T3E 2K3**

MLS®#: **A2182511** Area: **Killarney/Glengarry** Listing Date: **12/06/24** List Price: **\$595,900**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2002**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,365**  
 Low Sqft:  
 Ttl Sqft: **1,365**

DOM

**15**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Level,Street Lighting,Yard Lights**  
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Barbecue,Courtyard,Lighting,Private Yard,Storage**

Construction: **Mixed,Wood Frame**  
 Flooring: **Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`4" x 16`2"
Kitchen	Main	8`6" x 9`9"
Bedroom - Primary	Upper	12`2" x 13`11"
5pc Ensuite bath	Upper	0`0" x 0`0"
3pc Bathroom	Lower	0`0" x 0`0"
Game Room	Lower	18`0" x 15`4"

Room	Level	Dimensions
Dining Room	Main	11`0" x 15`10"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	10`5" x 13`10"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Lower	13`9" x 15`3"

Condo Fee:  
**\$225**

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

Zoning:  
**M-CG**

Legal Desc: **0211665**

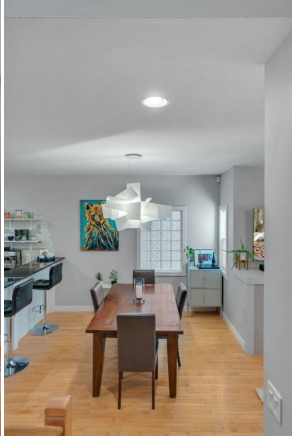
Remarks

Pub Rmks: **Open House this Saturday from 12-2pm! Centrally located in the heart of Killarney, just steps from the Killarney Aquatic & Rec Centre and surrounded by mature trees, this 3-bedroom, 3.5 bathroom townhome with low condo fees is the best value on the market today! Upon entering the large private foyer, you'll notice the spacious front walk-in closet, perfect for all your shoes and multi season coats. The main living space boasts 9' ceilings, hardwood floors throughout the main level, and a kitchen featuring sleek granite counters, newer stainless steel fridge and dishwasher, designer tile with under-mount LED lighting, ample storage, an eat-up bar, pantry, and plenty of cupboard and counter space. Entertaining is a breeze with the open-concept layout, including a formal dining area with designer lighting, room for 4 barstools, and a spacious living room with large windows facing west and a soothing gas fireplace. The living area opens up to a 14' x 13' private patio, providing the perfect space to entertain family and friends. A sunken powder room completes the main level. Upstairs, the grand feeling is enhanced by natural light from a skylight. You'll have your choice of primary suites—one with a 5-piece ensuite, soaker tub, and Juliet balcony for evening sun, and another with a 4-piece ensuite and extra bathroom storage, perfect for guests or a roommate. The upper level also includes newer laundry appliances and additional storage. The professionally developed lower level features a spacious rec room with polished concrete floors, a full bedroom with an ensuite bath, and a large walk-in closet. Plus, there's plenty of room for storage in the basement! Additional features include built-in speakers, fresh paint, new carpet upstairs, newer appliances, and single garage parking with visitor parking out back. With significant investment pouring into central Killarney, you'll be surrounded by new high-end infills promoting increased resale value, parks, and the shops of 17th and 26th Avenue. Don't miss this opportunity—come see it before it's gone!**

Inclusions: **N/A**  
 Property Listed By: **MaxWell Capital Realty**

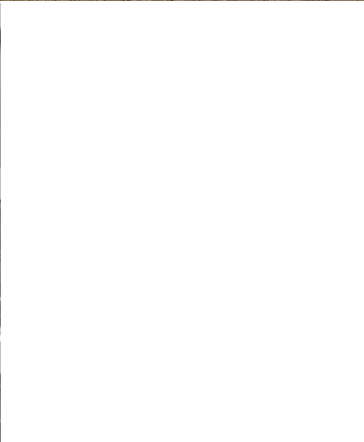
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**2-2431 29 St SW, Calgary, AB**

Main Building: Total Exterior Area Above Grade: 1365.22 sq ft



