



THE
A-TEAM

**RE/MAX
FIRST**

2211 29 Street #112, Calgary T3E 2K1

MLS® #: **A2190278** Area: **Killarney/Glengarry** Listing Date: **01/27/25** List Price: **\$479,900**
 Status: **Active** 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:

Parkade, Secured, Stall, Titled, Underground

Finished Floor Area

Abv Sqft: **1,470**
 Low Sqft:
 Ttl Sqft: **1,470**

DOM

3

Layout

Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard, Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Closet Organizers, Separate Entrance, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`10" x 8`4"	Living Room	Main	14`4" x 13`4"
Dining Room	Main	9`2" x 8`0"	Bedroom - Primary	Main	17`10" x 14`9"
Walk-In Closet	Main	7`7" x 6`11"	4pc Ensuite bath	Main	7`4" x 5`0"
Bedroom	Main	19`4" x 10`0"	Bedroom	Main	15`4" x 10`0"
5pc Bathroom	Main	12`7" x 6`11"	Foyer	Main	6`4" x 5`3"
Laundry	Main	15`3" x 6`11"			

Legal/Tax/Financial

Condo Fee:
\$863

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9012412**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY, FEB 1st 2-4 pm. This premier unit in the building offers nearly 1,500 square feet of living space, blending comfort and convenience. The unit includes two titled parking stalls, ensuring ample parking for residents. The private exterior access leads to a charming porch and front door entry. The spacious open-concept living and dining area features an electric fireplace, perfect for cozy gatherings. The updated kitchen features a complete appliance package, including a built-in microwave and hood fan. For added convenience, a separate door connects to the condo hallway. This unit offers a generously sized laundry room with ample storage alongside three large bedrooms. The second bedroom includes a walk-in closet, while the main 5-piece bathroom showcases a custom shower. The spacious primary bedroom is impressive, offering a walk-through closet with shelving on both sides and a full 4-piece ensuite, providing a private retreat. Located in a prime area, this home offers quick transit access, is just minutes from downtown, and steps from the Killarney Rec Centre. Urban convenience seamlessly meets neighbourhood charm.**

Inclusions: -
Property Listed By: **RE/MAX First**

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













