



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:

Finished Floor Area

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

DOM

**46**

Layout

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

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Secured,Stall,Titled,Underground**

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 8`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`2" x 8`0"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>7`7" x 6`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>19`4" x 10`0"</b>
<b>5pc Bathroom</b>	<b>Main</b>	<b>12`7" x 6`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>15`3" x 6`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`4" x 13`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`10" x 14`9"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`4" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>15`4" x 10`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`4" x 5`3"</b>

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$863		Fee Simple		M-C1
		Fee Freq:		
		Monthly		
Legal Desc:	9012412			
		Remarks		
Pub Rmks:	<p><b>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.</b></p>			
Inclusions:	-			
Property Listed By:	RE/MAX First			

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

























