

1924 29 Street SW
Calgary, Alberta

MLS # A2174539



\$589,900

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,215 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Owned, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Dry Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Murphy bed, 4 TV brackets

This modern two-storey townhouse in the vibrant community of Killarney brings an impressive mix of style and convenience in a central, inner-city setting. Offering over 1,800 sq ft of developed living space, this home includes two bedrooms, two bathrooms, and a fully finished basement, ideal for urban living with ample room to relax and entertain. The home's curb appeal impresses with stucco and composite siding, and exposed aggregate steps that lead to the welcoming entrance. Inside, the spacious foyer opens to a main floor boasting 9' ceilings and beautiful hardwood flooring. Designed with an open concept, the dining, kitchen, and living room flow seamlessly together. Sunlight floods the dining area through large windows, creating a warm and inviting atmosphere. The kitchen is a standout, featuring rich cabinetry, full-height cabinets, an expanded wall pantry, quartz countertops, stainless steel appliances, and a substantial island with seating. A built-in dry bar/coffee station with wine fridge completes this remarkable space. The living room is equally inviting, with a cozy gas fireplace framed by built-in shelving. Upstairs, the spacious primary suite serves as a true retreat, complete with a walk-in closet. An additional large bedroom also includes a walk-in closet, with both rooms sharing a beautifully designed four-piece bathroom. This bathroom offers a spa-like experience, featuring a stone countertop, a relaxing soaker tub, and a fully tiled shower with a glass door and built-in bench. The finished basement is a versatile space, featuring a built-in desk for working or studying, a workout area, and a family room with a built-in entertainment unit. It also includes a three-piece bathroom, laundry facilities, plenty of storage options, and a Murphy bed, making it perfect for hosting guests. Outdoors, a west-facing, partially fenced front courtyard offers a

peaceful spot to unwind, with a wooden deck ready to accommodate your patio furniture and BBQ setup. Parking is hassle-free with a dedicated spot in a shared double detached garage. Upgraded with air conditioning, this townhouse ensures comfort even on the hottest days. Living in Killarney/Glengarry means access to an active and engaging community. Directly across from the Killarney Aquatic & Rec Centre, residents can enjoy the pool, hot tubs, fitness classes, gym, and steam room. Located conveniently between Mount Royal University and the University of Calgary, the area offers a 10-minute commute to downtown and easy access to the Westbrook LRT station, Westbrook Mall, and the many shops, restaurants, and services along 17th Avenue. Outdoor enthusiasts can take advantage of nearby Shaganappi Golf Course, parks, and playgrounds. The neighborhood also provides quick access to schools like Alexander Ferguson, Vincent Massey, and Calgary Arts Academy, as well as restaurants, yoga and fitness studios, grocery stores, doctor's offices, and a public library. Don't miss your chance to see this incredible property!