

# \$449,900 - 2227a 29 Street Sw, Calgary

MLS® #A2230731

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,341 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

BEAUTIFUL & SPACIOUS, FULLY RENOVATED TOWNHOME FEATURING 4 BEDROOMS, 2 FULL BATHROOMS & 1 HALF BATHROOM IN THE INNER-CITY COMMUNITY OF KILLARNEY!! As you walk into the sun-filled entrance foyer, you'll immediately notice how meticulously the owners have cared for their home and the many high-quality renovations completed over the years. Step into the spacious dining room and kitchen, complete with stainless steel appliances and a stunning brand-new subway tile backsplash (May 2025)! Love morning sun? The massive east-facing window floods the kitchen and dining area with natural light as the sun rises. Head into the living room, featuring a cozy fireplace—perfect for winter movie nights! From the living room, you'll have access to a balcony overlooking the peaceful, well-maintained condominium courtyard. This thoughtfully designed main floor is complete with a convenient half bathroom. Upstairs, you'll find a huge primary bedroom, easily accommodating a king-sized bed and additional furniture. Tired of fighting for closet space? The primary bedroom features a massive walk-in closet! Rarely do you find a second bedroom of this size, also complete with its own walk-in closet! The upper level also includes a third spacious bedroom and a full 4-piece bathroom. Looking for even more finished living space? The developed basement includes a large bonus room with a wet bar, a fourth generously sized



bedroom (with brand-new carpet), and an additional full bathroom. To top it all off, this townhome comes with a private, assigned outdoor parking stall. And as they always say... LOCATION, LOCATION, LOCATION! This home is steps from the Killarney Aquatic & Recreation Centre, minutes to Westbrook Mall and C-Train Station, close to grocery stores, daycares, schools, and all the shops and restaurants along 17th Ave. HOW DOES IT GET BETTER THAN THIS? BOOK YOUR SHOWING TODAY!

Built in 1977

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2230731      |
| Price          | \$449,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,341         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2227a 29 Street Sw  |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E2K1              |

**Amenities**

|           |                |
|-----------|----------------|
| Amenities | Parking, Trash |
|-----------|----------------|

|                |       |
|----------------|-------|
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Vinyl Windows, Walk-In Closet(s), Wet Bar                                               |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Freezer |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Mixed                                                                                                    |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Balcony, Courtyard, Private Entrance             |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Garden |
| Roof              | Asphalt Shingle                                  |
| Construction      | Concrete, Stucco, Wood Frame                     |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 52              |
| Zoning         | M-CG d111       |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Independent Broker |
|----------------|--------------------|

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