



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2625 29 Street SW
Calgary, Alberta

MLS # A2299402



\$1,398,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,330 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Alley Access, Triple Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar

Inclusions: N/A

EXCEPTIONAL CUSTOM BUILD | 28' x 143' WEST-FACING LOT | TRIPLE CAR GARAGE | A/C Welcome to this beautifully crafted detached custom-built home with a triple car garage, situated on an extra-wide and extra-deep 28' x 143' west-facing lot, offering over 3,300 SQFT of thoughtfully designed living space with 4 bedrooms and 4.5 bathrooms. Perfectly blending luxury, comfort, and functionality, this home is ideal for modern family living. The main floor showcases impressive 10' ceilings and rich engineered hardwood flooring, creating a bright and inviting atmosphere. The chef-inspired kitchen is the heart of the home, complete with quartz countertops, high-end stainless steel appliances, custom cabinetry, and a massive island with waterfall edges—perfect for entertaining or everyday living. Ample storage ensures a clean and organized space. Upstairs, you'll find three spacious bedrooms, each offering its own private ensuite and walk-in closet—a rare and highly desirable feature. The primary suite is a true retreat, featuring vaulted ceilings and a luxurious 5-piece ensuite with dual sinks, a soaker tub, and a glass-enclosed steam shower with heated floors for ultimate comfort. The fully finished basement adds even more versatility, featuring a large family/recreation room, a fourth bedroom, and a full bathroom—ideal for guests or extended family. This home is loaded with upgrades, including central A/C, a new high-end water filtration system, and a wired speaker system throughout the home, ensuring comfort, convenience, and quality throughout. Located in the highly sought-after community of Killarney/Glengarry, this home offers the perfect balance of inner-city convenience and residential charm. Enjoy quick access to downtown via Bow Trail, 17th Avenue, and the West LRT line. Close to

top-rated schools, parks, the Killarney Aquatic & Recreation Centre, and Shaganappi Point Golf Course, with shopping, restaurants, and amenities just minutes away.