



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

2034 29 Street SW  
Calgary, Alberta

MLS # A2303061



**\$1,119,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,963 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Appliances in Legal Suit: Fridge, Dishwasher, Electric Stove, Range Hood, Washer/Dryer

Where modern design, thoughtful craftsmanship, and an unbeatable park-front setting come together to create something truly special. Built in 2025 and perfectly positioned on an extra-deep 125' lot, this home delivers a rare blend of style, space, and versatility in one of Calgary's most sought-after inner-city communities. From the moment you step inside, you're greeted by soaring ceilings, sleek architectural lines, and an abundance of natural light that fills the open-concept main floor. Oversized front-facing windows frame uninterrupted park views from the dining area, creating a stunning backdrop for everyday living and entertaining. At the heart of the home, the gourmet kitchen is a true showpiece, featuring custom two-tone cabinetry, integrated appliances, polished quartz surfaces, and a dramatic waterfall island designed for both casual gatherings and elevated culinary experiences. The living room is equally impressive, anchored by a full-height gas fireplace surround and seamless access to the spacious rear deck through expansive glass patio doors, perfect for effortless indoor-outdoor entertaining. A thoughtfully designed mudroom with built-in storage and a chic powder room add both function and flair to the main level. Upstairs, the primary retreat feels like a private sanctuary, complete with soaring ceilings, a bold feature wall, and tranquil park views. Enjoy a custom walk-in closet and ensuite featuring a freestanding tub, dual vanities, and oversized steam shower. Two additional bedrooms, a beautifully appointed main bathroom, and a full laundry room complete the upper level. The bright and spacious legal basement suite (with its own private entrance) offers exceptional flexibility. Updates to the home include custom window coverings throughout. Designed with the same attention to detail, it includes a contemporary kitchen with full-size stainless steel

appliances, an open&nbsp;living area, a generous bedroom, a stylish 3-piece bath, and private laundry, ideal for multi- generational living or generating rental income. Outside, the expansive backyard is designed for both relaxation and entertaining, featuring a large deck, landscaped lawn, and easy access to the oversized finished double garage. All of this, just steps from parks, schools, the Killarney Aquatic & Recreation Centre, and the vibrant shops and restaurants along 17th Avenue SW, with quick access to downtown. This is elevated inner-city living at its finest, where every detail has been carefully considered and every space thoughtfully designed.