



GRASSROOTS
REALTY GROUP

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317, 2211 29 Street SW
Calgary, Alberta

MLS # A2325202



\$359,900

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,067 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 652
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: All window coverings

Enjoy treetop views and abundant natural light from this immaculate top-floor corner unit in the heart of Killarney. Located in a well-maintained 21+ adult living complex, this spacious 2-bedroom, 2-bathroom condo offers over 1,060 sq. ft. of comfortable living space with thoughtful updates throughout including luxury vinyl plank flooring, refreshed kitchen cabinetry, and bathroom vanities. The functional open-concept layout is ideal for both everyday living and entertaining, with a private wrap around balcony perfect for relaxing and enjoying warm summer evenings. The generous primary bedroom features a walk-through closet leading to a private 4 piece ensuite, while the spacious second bedroom is ideal for guests and offers plenty of room for a home office. Additional highlights include a 3-piece bathroom, convenient in-suite laundry with lots of storage space, a secure titled underground parking stall, and reasonable condo fees. This move-in-ready home is an excellent opportunity for first-time buyers, downsizers, or investors. Ideally situated just minutes from downtown, public transit, shopping and dining along 17th Avenue, parks, and the Killarney Aquatic & Recreation Centre, this home offers outstanding convenience in a highly desirable SW neighbourhood. This pet-friendly complex allows up to two pets with board approval and also has a bike storage area.