



GRASSROOTS
REALTY GROUP

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306, 2211 29 Street SW
Calgary, Alberta

MLS # A2325575



\$389,900

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,188 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 738
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Perfectly positioned on a beautiful tree-lined street in the heart of Killarney, this exceptional street-facing residence offers the rare combination of urban convenience and a peaceful, residential setting. Quietly nestled within the sought-after Killarney Meadows, a well-maintained concrete 21+ adult building, this beautifully renovated top-floor corner suite offers over 1,180 square feet of refined living space bathed in natural light from its East and North exposures. . The spacious wraparound balcony provides the perfect place to unwind, entertain, or enjoy your morning coffee while taking in the charm of the mature streetscape below. Designed with both comfort and functionality in mind, the thoughtfully appointed open floor plan offers the feel of a bungalow with generous principal rooms and well-separated sleeping quarters. The inviting living and dining areas create an elegant backdrop for everyday living and entertaining, while the fully renovated open-concept kitchen showcases quartz countertops, stainless steel appliances, and sleek finishes that blend style with practicality. Durable vinyl plank flooring flows throughout the main living space, enhancing the modern aesthetic. The spacious primary retreat boasts a walk-through dual-sided closet leading to a beautifully renovated ensuite. A second oversized bedroom provides exceptional flexibility for guests, a home office, fitness space, or creative studio with an additional tastefully renovated washroom for your guests. The massive in-suite laundry, and storage room offers incredible space for organization. Completing the home are two titled underground parking stalls, along with two additional storage units, elevator access, and meticulously maintained common areas. Offering an exceptional inner-city lifestyle, this coveted location places you just minutes from downtown while surrounded by some of

Calgary's most desirable amenities. Enjoy walking to the boutiques, caf  s, restaurants, and vibrant atmosphere of both 17th Avenue SW, 26th ave and Marda Loop, or spend your weekends exploring nearby parks, pathways, Shaganappi Golf Course, and the Killarney Aquatic & Recreation Centre. With Westbrook LRT Station, major roadways, and multiple off-leash parks all close by, this is an outstanding opportunity to enjoy sophisticated, low-maintenance living in one of Calgary's most established and walkable neighbourhoods. Welcome Home!