



GRASSROOTS
REALTY GROUP

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2823 29 Street SW
Calgary, Alberta

MLS # A2335030



\$1,050,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,461 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Central, Natural Gas	Water:	Public
Floors:	Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub		

Inclusions: None

Welcome to an exceptional home in the heart of Killarney, where modern luxury meets thoughtful design and everyday comfort. From the moment you arrive, the striking contemporary exterior creates a bold first impression, while inside, warm hardwood floors, soaring ceilings, and expansive windows fill the home with natural light and a sense of openness. The main level is expertly designed to balance style and functionality, offering a seamless flow that's perfect for both entertaining and daily living. At its core, the chef-inspired kitchen anchors the space with elegant finishes and ample room to gather, making it the true heart of the home. Main Level Highlights:

- Open-concept layout connecting living, dining, and family spaces
- Chef-inspired kitchen with custom cabinetry and quartz countertops
- High-end finishes and modern design throughout
- Large windows providing abundant natural light
- Ideal layout for entertaining or relaxed everyday living

Upstairs, the home transforms into a private retreat, designed for both comfort and versatility. The primary bedroom offers a luxurious escape, complete with elevated details that create a calming, spa-like atmosphere. Additional spaces are thoughtfully arranged to meet the needs of a growing family or those who love to entertain, including a flexible bonus room that enhances the overall living experience. Upper Level Features:

- Spacious primary bedroom with vaulted ceiling
- Walk-in closet and spa-inspired 5-piece ensuite with soaker tub and glass shower
- Bonus room with wet bar—perfect for a media lounge or entertaining
- Two additional well-sized bedrooms and full bathroom
- Convenient upper-level laundry

The fully finished lower level adds incredible value and flexibility with a 2-bedroom legal suite, ideal for extended family, guests, or generating

rental income. This space offers all the essentials of a complete home while maintaining privacy from the main living areas. Lower Level legal Suite: • 2-bedroom legal suite with private entrance • Full kitchen and bright, comfortable living space • Office area for work or study • Separate laundry for added convenience • Excellent potential for rental income or multi-generational living

Outside, the home continues to impress with a rare oversized yard—an uncommon find in inner-city living—perfect for hosting, relaxing, or enjoying Calgary’s summer evenings. The location further enhances its appeal, placing you within walking distance to parks, schools, and everyday amenities, while offering a quick and easy commute to downtown. With every detail carefully curated and a \$30,000 appliance credit included, this home offers the perfect opportunity to personalize your dream space in one of Calgary’s most desirable communities. This is more than just a home—it’s a lifestyle defined by comfort, versatility, and modern elegance. Don’t miss your chance to own in one of Calgary’s most sought-after inner-city communities. Book your private showing today before it’s gone!!