



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2807 29 Street SW
Calgary, Alberta

MLS # A2336601



\$649,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,259 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: Shoe cabinets by main and basement entrances, outdoor umbrella, play structure.

Over 2,400 sq ft of developed living space | 5 Bedrooms | 3 Bathrooms | Separate Walkout Basement Unit Welcome to this beautifully renovated, exceptionally versatile duplex in the heart of Killarney/Glengarry — offering over 2,400 sq ft of developed living space across two full levels, with up to five bedrooms and three full bathrooms. Ideal for families, multigenerational living, or anyone wanting flexible extra space or income potential. The open-concept main floor features three bedrooms — including a primary with 3-piece ensuite — plus a 4-piece main bathroom, all finished with hardwood flooring. Downstairs, the fully developed basement offers a separate basement suite with its own private entrance — two bedrooms, a 3-piece bathroom, a full kitchen, and its own living area — ideal for extended family, guests, or a mortgage helper. Large egress windows and a foundation sitting only about four feet below grade keep the lower level bright and naturally lit, so it lives like a true second storey rather than a basement. The entire home has been renovated, with new vinyl windows, a new garage roof, and a new hot water tank, and attic insulation top up all within the last 10 years. Outside, enjoy a west-facing yard with excellent southern exposure, a detached double garage off a paved alley, and additional street parking. An outstanding central location just steps from transit, Luke’s, and a nearby strip mall, with bike paths, parks, playgrounds, and schools close by — and a five-minute walk to the community centre. Six minutes to downtown, with Mount Royal University, North Glenmore Park, and 17th Avenue’s restaurants and entertainment all easily accessible. Nearby school options include Killarney School (CBE Montessori), Holy Name School (Catholic), Calgary Classical Academy, Clear Water Academy, Bishop

Carroll High School, Central Memorial High School, Lycée International de Calgary, and A.E. Cross School. A rare combination of fully renovated, move-in-ready living space, flexible accommodation, abundant natural light, and an unbeatable central location.