



GRASSROOTS
REALTY GROUP

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2837 29 Street SW
Calgary, Alberta

MLS # A2344875



\$725,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,174 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Attached, Heated Garage, Insu		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Garden, Low Maintenance Landscape, Pr		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Hot Tub as is.		

Welcome to this inviting 2-bedroom, 1.5-bathroom home in the established and highly sought-after community of Killarney/Glengarry. With over 1,400 square feet of developed living space, this home offers a comfortable layout, thoughtful updates, and a location that puts everyday amenities, recreation, and city conveniences close at hand. From the front entry, brand new wool carpet leads upstairs, creating a warm and welcoming transition to the upper level. New vinyl flooring continues throughout the second floor, offering a clean, modern finish that is both practical and easy to maintain. Just off the landing is the conveniently located upper-level washroom. The primary bedroom is bright and comfortable, with large windows bringing in plenty of natural light. Two closets, each with lighting, provide generous storage and make it easy to keep everything organized. The second bedroom is also well appointed with its own closet, making it ideal for a child's room, guest space, home office, or flex room depending on your needs. Back on the main level, the home's open-concept design brings the kitchen, dining area, and living room together into one connected space. This layout makes everyday living and entertaining feel effortless, with clear sightlines between each area. The kitchen features a spacious granite island and stainless steel appliances, providing a practical workspace while keeping the room connected to the rest of the main floor. The adjoining dining and living areas offer flexibility for both relaxed evenings and gatherings with family and friends. A new fireplace adds an inviting focal point to the main living space, creating a cozy setting for quiet nights at home. Large windows throughout the main floor help keep the space bright and welcoming, while the open layout allows natural light to flow through the living areas. The partially finished

basement provides additional flexible space for a recreation area, home office, gym, hobby room, or extra storage, giving you room to adapt the home as your needs change. Outside your door, Killarney/Glengarry offers the best of established inner-city living. The community is known for its tree-lined streets, mature character, parks, schools, and convenient access to shopping, restaurants, and everyday services. Residents also enjoy easy access to major roadways and nearby amenities, while downtown Calgary is only a short drive away. With parks and pathways nearby, it is a location that makes it easy to enjoy both the energy of the city and the comfort of a well-established residential neighbourhood.