

# \$549,999 - 3, 2421 29 Street Sw, Calgary

MLS® #A2202960

**\$549,999**

3 Bedroom, 4.00 Bathroom, 1,574 sqft  
Residential on 0.00 Acres

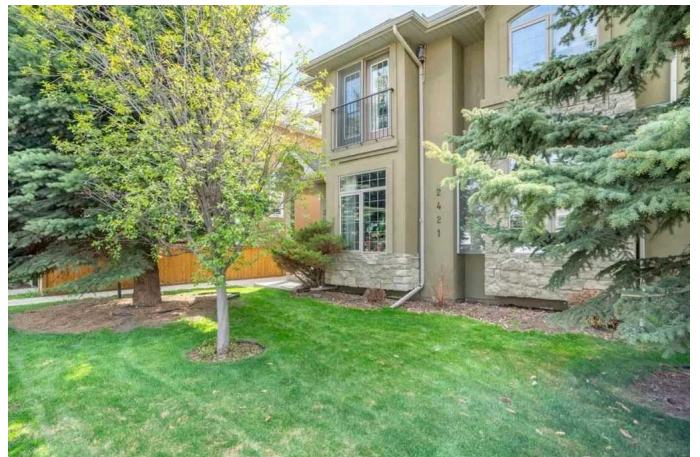
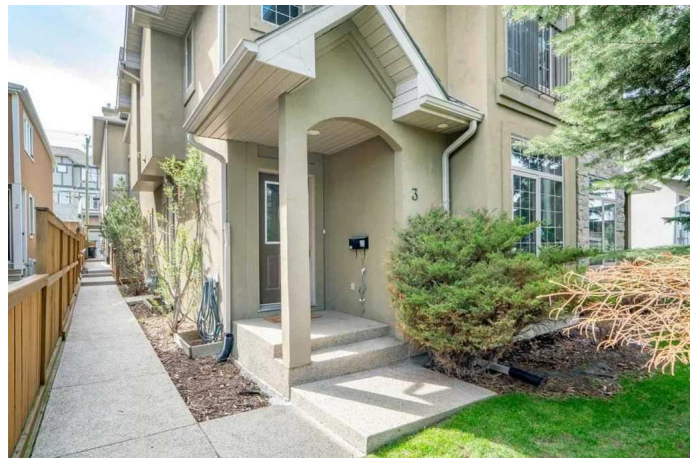
Killarney/Glengarry, Calgary, Alberta

SELLER WILL PAY BUYER'S CONDO FEES for the first 12 months after possession on an accepted offer. Experience modern inner-city living in Killarney without the million-dollar price tag! This front-facing townhome offers all the perks of homeownership with none of the hassle—no yard work, snow removal, or landscaping to worry about.

Step inside to high ceilings and a stylish entry with built-in wardrobe and bench. The versatile front room can be a sitting area, playroom, office, or formal dining room. Gorgeous hardwood floors and tile flow throughout the main level, accented by under-mount lighting in the half bath and ceiling accents in the kitchen and living room.

The kitchen boasts high-end built-in cabinetry, a five-burner gas stove, granite countertops, and a two-tier island. Enjoy cozy evenings by the gas fireplace in the living room, which overlooks the private, west-facing fenced backyard. The staircase leads to a bonus room with natural light, perfect for an office or extra living space.

The front bedroom features French doors with a Juliet balcony and plenty of sunlight. The spacious primary bedroom includes built-in wardrobes, a walk-in closet, and a media or vanity area. The ensuite offers a large soaking tub, stall shower, and a long vanity with ample storage.



The fully developed basement includes an additional bedroom, a luxury bathroom, and a flexible sitting room. Extra storage is available along the hallway, and built-in speakers are featured throughout.

Enjoy a private backyard and covered garage parking with no maintenance required. The established Killarney neighbourhood offers numerous amenities including Killarney Pool, Good Companions Activity Centre, tennis courts, bike paths, and Shaganappi Point Golf Course—all within walking distance. Shopping, schools, and transit options, including the Shaganappi Point Train Station, are just minutes away.

This Killarney townhome is a must-see! Come experience the perfect blend of comfort, convenience, and style.

Built in 2004

### **Essential Information**

MLS® #	A2202960
Price	\$549,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,574
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	3, 2421 29 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2K3

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	See Remarks, Alley Access, Assigned, Covered, Stall
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Breakfast Bar, Bookcases
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Gas Stove, Microwave Hood Fan
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Lighting, Playground
Lot Description	Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	165
Zoning	M-CG

### **Listing Details**

Listing Office

One Percent Realty

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