

# \$449,900 - 2227a 29 Street Sw, Calgary

MLS® #A2230731

**\$449,900**

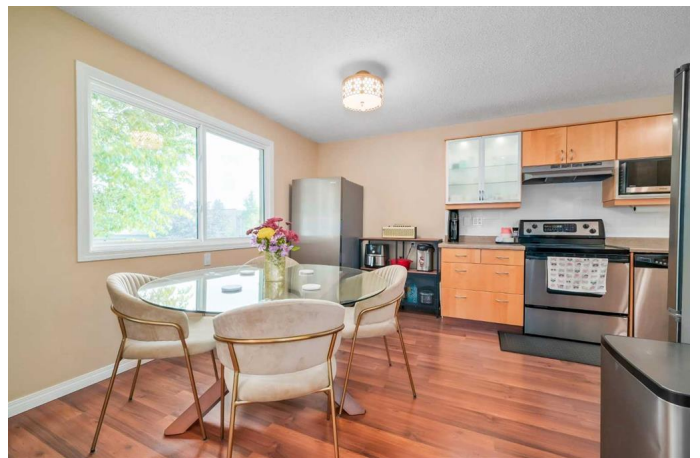
4 Bedroom, 3.00 Bathroom, 1,341 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

BEAUTIFUL & SPACIOUS, FULLY RENOVATED DUPLEX TOWNHOME FEATURING 4 BEDROOMS, 2 FULL BATHROOMS & 1 HALF BATHROOM IN THE INNER-CITY COMMUNITY OF KILLARNEY!!

As you walk into the sun-filled entrance foyer, youâ€™ll immediately notice how meticulously the owners have cared for their home and the many high-quality renovations completed over the years. Step into the spacious dining room and kitchen, complete with stainless steel appliances and a stunning brand-new subway tile backsplash (May 2025)! Love morning sun? The massive east-facing window floods the kitchen and dining area with natural light as the sun rises. Head into the living room, featuring a cozy fireplaceâ€”perfect for winter movie nights! From the living room, youâ€™ll have access to a balcony overlooking the peaceful, well-maintained condominium courtyard. This thoughtfully designed main floor is complete with a convenient half bathroom. Upstairs, youâ€™ll find a huge primary bedroom, easily accommodating a king-sized bed and additional furniture. Tired of fighting for closet space? The primary bedroom features a massive walk-in closet! Rarely do you find a second bedroom of this size, also complete with its own walk-in closet! The upper level also includes a third spacious bedroom and a full 4-piece bathroom. Looking for even more finished living space? The developed basement includes a large bonus room with a wet bar, a fourth generously sized



bedroom (with brand-new carpet), and an additional full bathroom. To top it all off, this townhome comes with a private, assigned outdoor parking stall. And as they always say... LOCATION, LOCATION, LOCATION! This home is steps from the Killarney Aquatic & Recreation Centre, minutes to Westbrook Mall and C-Train Station, close to grocery stores, daycares, schools, and all the shops and restaurants along 17th Ave. HOW DOES IT GET BETTER THAN THIS? BOOK YOUR SHOWING TODAY OR STOP BY OUR OPEN HOUSE ON SATURDAY, JUNE 14TH FROM 3:00 PM TO 5:00 PM!

Built in 1977

### Essential Information

MLS® #	A2230731
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,341
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2227a 29 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2K1

### Amenities

Amenities	Parking, Trash
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	No Smoking Home, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Electric Range, Freezer, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mixed
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Courtyard, Private Entrance
Lot Description	Backs on to Park/Green Space, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	7
Zoning	M-CG d111

## Listing Details

Listing Office	Independent Broker
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.