

**112, 2211 29 Street SW**  
**Calgary, Alberta**

**MLS # A2244565**



## \$524,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Killarney/Glengarry                |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,465 sq.ft.                       | <b>Age:</b>   | 1990 (35 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Titled                      |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                                            |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water                                                                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                                                                                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                          | <b>Condo Fee:</b> | \$ 863 |
| <b>Basement:</b>   | -                                                                                                                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stucco                                                                                                           | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                                                                                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Storage, Tray Ceiling(s), Walk-In Closet(s) |                   |        |

**Inclusions:** na

Welcome to this first floor Condo, beautifully designed and professionally renovated 3-Bedroom, 2 full bath home nestled in the heart of - Killarney. Steps away from the energy and amenities of vibrant 17 avenue. Boasting nearly 1,500 square feet of sophisticated living space, this residence has been thoughtfully updated from floor to ceiling. Located in a quiet 21+ concrete building, you will appreciate the peace and privacy that solid construction provides. Inside, enjoy all new stainless steel appliances, sleek quartz kitchen countertops, architecturally stunning ceiling upgrades that add style and dimension to the bright, open concept layout. The extensive renovation included removing interior walls and opening up the kitchen, providing a unique and inviting living space. Both 3- piece bathrooms have been transformed into stylish, modern, functionable rooms. Upgraded LVP flooring throughout provides warmth and beauty. This home also includes an extremely large in-suite storage room with a washer and dryer. This rare unit offers both road and interior building access, making entry convenient from the side walk or the underground heating parking garage. Step out onto your spacious private deck - perfect for your morning coffee or evening entertaining. With two title parking stalls, you will always have parking for your vehicles. There are two additional assigned storage lockers, providing all the space you need to stay organized. This one-of-a kind property is a rare find which offers modern elegance, unmatched functionality, and a unbeatable location. The convenience of living 10 minutes to downtown, making it one of the most desirable communities in Calgary. Don't miss out on this exceptional opportunity. Book your showing today!!