

**110, 2211 29 Street SW**  
**Calgary, Alberta**

**MLS # A2292838**



**\$364,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Side By Side, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 662
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** 2 x Garage Fobs

Bright, spacious, and thoughtfully designed, this 2-bed, 2-bath corner unit in the concrete adult building (21+ age restriction) Killarney Meadows building offers over 1,055 sq ft of comfortable inner-city living in desirable Killarney/Glengarry. Situated on the main floor with west and south exposures that welcome natural light, the home feels bright and inviting all day. Its position within the building offers a quieter setting away from the main street. The layout offers a house-like feel, with a separate dining area and comfortable living room creating excellent space for everyday living and entertaining, while the sleeping quarters are set apart from the main living areas. The kitchen provides plenty of counter space for meal prep along with ample cabinetry and is finished with a charming farmhouse-style sink. The primary bedroom is generously sized and includes a walk-through dual-sided closet leading to the 5-piece ensuite, complete with dual sinks all of which create a practical retreat. The second bedroom is also well-sized, offering flexibility for a guest room, home office, gym, or hobby space with room for both a bed and desk if desired. Both bathrooms were tastefully updated in 2018 including stone countertops and comfort-height vanities. You'll find in-suite laundry located within a spacious storage room which is large enough to accommodate your bicycles making it a convenient option for cyclists commuting downtown or enjoying the nearby pathway network. The wraparound balcony offers great outdoor space and is an ideal spot to sit back, relax, or fire up the BBQ - it's just steps down to the courtyard and nearby visitor parking. There is added convenience of direct exterior access through the sliding patio doors, allowing you to come and go without needing to pass through the building. Two titled underground parking stalls located side-by-side (a rare and valuable

feature for condo living) as well as a separate storage locker within one of the stalls comes with the unit ideal for storing seasonal items and sports gear. The parkade staircase is located near the unit door, providing quick and easy access for quick trips. An elevator is available making it accessible to residents and visitors alike with varying mobilities. You'll love the well-maintained common areas throughout the building. Pets are permitted with board approval, making this a great option for pet owners. This location offers the best of inner-city convenience and lifestyle and is just mins from DT as well as the trendy shops, coffee spots, and pubs/restaurants along 17 Avenue SW and Marda Loop districts. It has excellent access to major roadways and transit at Westbrook station. Outdoor enthusiasts will appreciate nearby parks and pathways perfect for cycling and daily walks/runs. You can swim and keep active year round at neighbouring Killarney Aquatic & Rec Centre and enjoy multiple off leash dog parks and Shaganappi golf course nearby. Come view this great unit for yourself.