# \$549,900 - 1942 29 Street Sw, Calgary

MLS® #A2225534

# \$549,900

3 Bedroom, 3.00 Bathroom, 1,630 sqft Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Imagine yourself in this perfectly located and sophisticated 3 bedroom brownstone home in beautiful Killarney. Just steps to the Killarney Recreation Centre/Pool with its large greenspace plus easy access to downtown, this is the lifestyle you've been desiring.

Enjoy a flood of natural light that connects the spacious, tall and open floorplan starting with a chefs kitchen you will love - complete with stone counters, stainless appliances and plenty of cabinet space.

Beside a large dining area, the living room centers around warm hardwood flooring and a cozy fireplace that will be a delight for entertaining. Or choose to spill outdoors onto the west facing balcony, which is also perfect for enjoying your morning coffee or evening barbeques.

The upper floor includes the primary bedroom complete with a walk in closet, 2 more proper sized bedrooms, a laundry area and the bathroom spaces.

Enter from the courtyard and discover your private fenced patio, leading into a large entry space which is also accessed from the attached garage.

Central air offers your family comfort for those







hot Summer days.

I can't stress enough how incredible the location is. This home boasts excellent walk, transit and bike scores. LRT stations, schools, numerous shops and services are all easily accessible by walking or cycling. Trendy 17th ave is also close with its numerous restaurants and entertainment options and leads right to the Saddledome.

This is a unique and rare offering that is extrordinarily well cared for, you can't afford to miss it.

Built in 2001

## **Essential Information**

MLS® # A2225534 Price \$549,900

Bedrooms 3

Bathrooms 3.00

Full Baths 1
Half Baths 2

Square Footage 1,630 Acres 0.00 Year Built 2001

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 1942 29 Street Sw Subdivision Killarney/Glengarry

City Calgary
County Calgary
Province Alberta
Postal Code T3E 2J8

#### **Amenities**

Amenities None

Parking Spaces

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry

Appliances Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator,

Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Basement None

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 28th, 2025

Days on Market 16

Zoning M-C1

### **Listing Details**

Listing Office eXp Realty

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