

# \$1,599,000 - 2022 29 Street Sw, Calgary

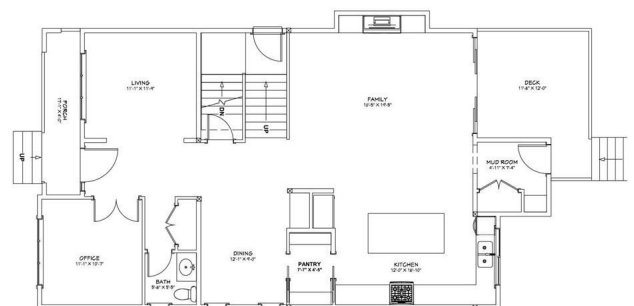
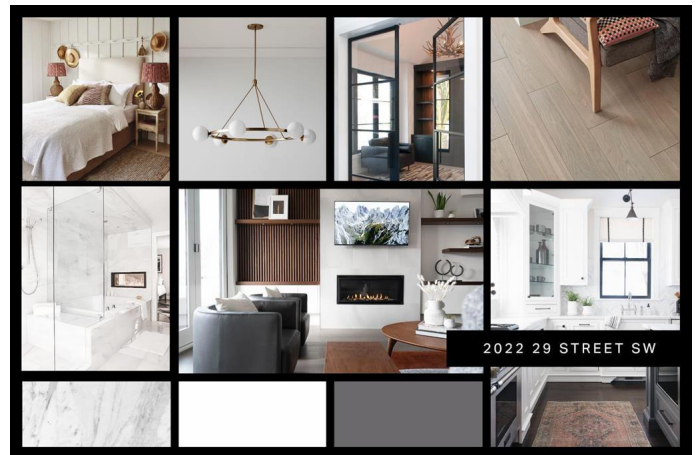
MLS® #A2087510

**\$1,599,000**

5 Bedroom, 5.00 Bathroom, 2,876 sqft  
Residential on 0.11 Acres

Killarney/Glengarry, Calgary, Alberta

Youâ€™ll absolutely love your new DETACHED INFILL across the street from the Killarney Aquatic & Recreation Centre! Everything you need within a 5-block radius is everyoneâ€™s dream â€” fields & playgrounds, swimming across the street, a fenced-in off-leash dog park, Alexander Ferguson School, Sauce Italian Market, the Westbrook LRT, and more! The highly desirable KILLARNEY location is only improved upon by this homeâ€™s fantastic layout, with room for all the kids plus a contemporary and RARE 2-BED LEGAL BASEMENT SUITE (subject to permits & approval by the city). The curb appeal, highlighted by the quaint and welcoming front porch, welcomes you into a grand foyer with direct access to the front private living room and the quiet MAIN FLOOR OFFICE with French doors and views into the front yard â€” ideal for welcoming clients or taking conference calls! 10-ft ceilings and wide plank-engineered hardwood flooring span the entire level into the spacious shared kitchen and family room area, with a convenient walkthrough pantry into the dedicated dining room. The L-shaped kitchen offers you tons of space for hosting holiday dinners and making memories, with an oversized central island with an endless quartz countertop, a dual basin undermount sink directly below the large kitchen window, full-height cabinetry, tons of lower drawers, and that lovely walk through pantry w/ custom built-in storage and millwork!



The family room enjoys an inset gas fireplace with direct access to the back deck through large sliding glass doors. A rear mudroom with a built-in closet and bench takes you outside to the detached TRIPLE CAR GARAGE, while an elegant powder room finishes off the main floor. Upstairs, youâ€™re immediately greeted by a spacious loft area with loads of space for a media centre, a kidâ€™s playroom, or whatever will suit your familyâ€™s needs. The upscale primary suite features a large window, a massive walk-in closet w/ built-in shelving, and an incredible 5-pc ensuite w/ a double-sided electric fireplace atop the elegant built-in soaker tub. Thereâ€™s also a fully tiled stand-up shower with a bench, dual vanity w/ quartz counter, heated tile floors, and a private water closet. The two secondary bedrooms are both junior suites with walk-in closets and modern 4-pc ensuites. Finishing off the upper floor is the good-sized laundry room w/ a sink, quartz counter, and tile floor. With a private entrance, separate laundry, dedicated furnace, modern 4-pc bath, & 2 Bedroom + Office/3rd Bedroom, the LEGAL BASEMENT SUITE (subject to permits & approval by the city) only adds to this incredible homeâ€™s appeal! And the use of space is just as thought out down here as it is in the rest of the house, w/ a U-shaped kitchen well-place to give you tons of counter space, upper & lower cabinetry, and room to space in the large living/rec room â€“ itâ€™s an ideal mortgage helper or mother-in-law suite! This home and location are truly ideal for any family looking to settle into the ultimate inner-city lifestyle!

Built in 2024

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2087510    |
| Price      | \$1,599,000 |
| Sold Price | \$1,590,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,876       |
| Acres          | 0.11        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2022 29 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2J9             |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Oversized, Triple Garage Detached |

### Interior

|                   |                                                                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator                                                                                                                                                   |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                          |
| Cooling           | Rough-In                                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                              |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                |
| Fireplaces        | Gas                                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                              |
| Basement          | Separate/Exterior Entry, Finished, Full, Suite                                                                                                                                                                                                   |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Views |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Wood Frame                                                       |
| Foundation        | Poured Concrete                                                  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2023 |
| Date Sold      | March 7th, 2024    |
| Days on Market | 127                |
| Zoning         | R - C2             |
| HOA Fees       | 0.00               |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX HOUSE OF REAL ESTATE |
|----------------|-----------------------------|

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