

\$839,000 - 3204 29 Street Sw, Calgary

MLS® #A2136335

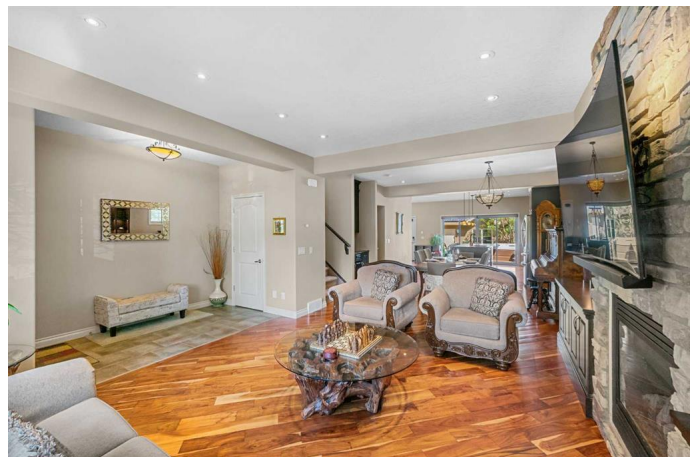
\$839,000

4 Bedroom, 4.00 Bathroom, 1,944 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

OPEN HOUSE JUNE 15 (12-3) Welcome to your new beautiful home and the sweet life in Killarney! This quality built infill boasts 4 beds and 3.5 baths with just over 2800 square feet of liveable space for you and your family to enjoy as your new forever home. Well maintained and tons of upgraded features, no detail has been spared in this move in ready smart house. Immaculately designed, your open concept main floor has 9ft ceilings and wide plank Walnut Hardwood flooring throughout. Start everyday in this amazing gourmet kitchen with large windows and patio doors that keep the space full of natural light and beautiful views of your private backyard. Granite counters and plenty of storage with custom built maple cabinets will help you stay clean, organized and ready for guests. You're all ready to go with upgraded S.S appliances (2021), Gas Range, undermount sink and the coveted Moen Nio motion smart touchless faucet on your large kitchen island. The large dining room area that connects with the living room is perfect for entertaining, featuring a stone clad gas Fireplace and custom built cabinetry. Upstairs it's bright with two skylights and plenty of windows throughout the three spacious bedrooms, upper laundry room and 4pc bathroom. The primary bed has room to spare with a walk-in closet, a deluxe ensuite including a jetted tub, tiled 10mm glass shower and granite counters with dual sinks. Downstairs is fully finished and upgraded with



new DriCore flooring technology and 7lb underlay to protect against moisture and provide you with extra warmth and soft comfort. The large rec room gives everyone their space including a wet bar to show off your mixology skills or elevate any movie night snuggled up on the couch. The upgraded Bio Flame fireplace provides an exhaust free flame that actually improves the air quality in your home. Down the hall is the 4th bedroom and another 4pc bath for guests or additional family members. New Rheem electric 75 gallon Water heater (2022) and water softener (2020) are powered with 26 Solar panels designed to offset utility costs to save you money and supply up to 109% of your usage (see feature sheet). Outside enjoy a new maintenance free composite deck and professionally landscaped yard (front and back) with outdoor hue lights for customizable ambience. Double garage IS insulated with a new garage heater (2022) and a new insulated garage door (2024) with MyQ garage door technology. Smart features with Nest cameras and locks on both front and back entrances, Nest smoke and fire detectors on all floors, Nest thermostats (sensors on all floors) and smart Hue lighting outside (built in holiday lights!). PLUS CENTRAL A/C!! to keep you cool in the hot summer. Just minutes to Marda Loop, 17th Ave, Downtown, Chinook Mall, Mt Royal, schools, transit & all amenities. This amazing home mixes quality custom built tradition with the future of convenience in a smart home. Call your Realtor today and take a look before this rare find is gone!

Built in 2008

Essential Information

MLS® #	A2136335
Price	\$839,000
Sold Price	\$815,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,944
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3204 29 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4H1

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated

Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Skylight(s), Smart Home, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Water Heater, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Stone
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Dock, Lighting, Other, Private Yard

Lot Description Back Yard, Low Maintenance Landscape, Landscaped, Yard Lights, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 29th, 2024

Date Sold June 26th, 2024

Days on Market 28

Zoning DC (pre 1P2007)

HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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