

\$1,200,000 - 3031 29 Street Sw, Calgary

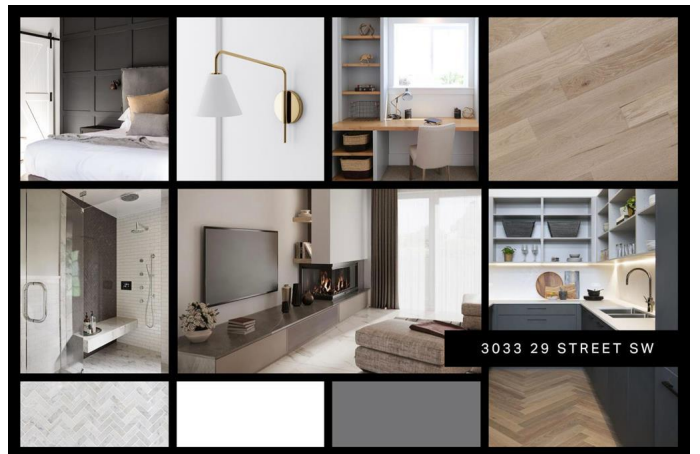
MLS® #A2145548

\$1,200,000

5 Bedroom, 5.00 Bathroom, 2,707 sqft
Residential on 0.11 Acres

Killarney/Glengarry, Calgary, Alberta

Enjoy the best of inner-city living in the most sought-after neighbourhood—but w/ a TRIPLE CAR GARAGE AND HUGE BACKYARD! Don't miss this upcoming SEMI-DETACHED RED BRICK INFILL in KILLARNEY! Highlights of your new home include a MAIN FLOOR HOME OFFICE w/ barn door entrance and built-in desk, a WALKTHROUGH BUTLER'S PANTRY w/ walk-in pantry, a MAIN FLOOR DEDICATED WINE ROOM, a VAULTED PRIMARY SUITE w/ VAULTED ENSUITE, an UPPER BONUS ROOM, a built-in upper study area/desk, TWO JUNIOR SUITES, plus TWO ADDITIONAL BASEMENT BEDS! Just off Richmond Rd for quick access to Marda Loop, Crowchild Tr, and 37th St, this location is ideal for busy families and professionals who love to be out and about. You're also close to parks, schools, & local amenities, including an off-leash area, Inglewood Pizza, Luke's Drug Mart, & Franco's Café, plus within walking distance to the Killarney Community Assoc. The neighbourhood is a short drive to the downtown core, easily accessible along Bow Trail or 17 Ave. Stylish and functional, discover luxurious finishings on the main floor w/ 10-ft ceilings and wide-plank hardwood flooring guiding you from the foyer, past the main floor office, and into the front dining room w/ oversized SOUTH-FACING windows and cheater access to the ultimate butler's pantry. The pantry not only features a prep sink and custom cabinetry but also a large



walk-in storage area complete w/ built-in shelving! The kitchen features quartz countertops, a full-height backsplash, custom cabinetry w/ soft-close hardware, a large central island, a premium stainless steel appliance package that includes a gas cooktop w/ a custom hood fan, a built-in wall oven/microwave, a dishwasher, and a French door refrigerator. A nice addition for entertaining and wine lovers is the fully custom walk-in wine room w/ custom wine racks – sure to be a showstopper! The spacious living room features a custom TV wall w/ an inset gas fireplace w/ custom full-height surround, overlooking the wood deck in the large backyard through oversized sliding patio doors. A built-in bench resides in the rear mudroom, along w/ built-in closets and a secluded, elegant powder room. Heading upstairs, you™re greeted to 2x junior suites w/ fully-equipped 4-pc ensuites and walk-in closets, a large bonus room, a study area w/ built-in desk, and a fully-equipped laundry room w/ upper cabinetry, quartz counter, and sink. The primary suite is breathtaking, w/ a massive walk-in closet and a sky-high vaulted ceiling that continues into the sophisticated ensuite, featuring heated tile floors, a fully tiled walk-in shower, dual vanity, and a freestanding soaker tub. The fully developed basement features a spacious rec area w/ a full wet bar, TWO bedrooms, a 4-pc bath, and an additional lower laundry room! Other highlights include the addition of a TRIPLE CARE GARAGE for lots of space for vehicles, toys, and storage while still leaving room on the lot for a huge backyard!

Built in 2024

Essential Information

MLS® #	A2145548
Price	\$1,200,000

Sold Price	\$1,250,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,707
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3031 29 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2K9

Amenities

Parking Spaces	3
Parking	See Remarks, Tandem, Triple Garage Detached

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2024
Date Sold	July 3rd, 2024
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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