



# 2421 29 Street Calgary Alberta

\$585,000

Now is your chance to experience inner-city infill living without the million-dollar price tag in the heart of Killarney. This front-facing duplex townhome provides you with all the amenities of private ownership without worrying about yard work, snow removal or landscaping! Walking inside, you will appreciate the high vaulted ceilings in the foyer and the built-in wardrobe and bench. There is a flexible sitting room near the front door to use as a sitting room, playroom or, office - or even a formal dining room. Beautiful hardwood floors and tile at the entryway and bathroom are throughout the main floor. These features are accented by the beautiful and warm under-mount accent lighting in the half bath and ceiling accent lighting in the kitchen and living room. The high-end built-in cabinetry is carried throughout the kitchen and living room with matching built-in shelving, bookshelves and cupboards. The kitchen features a five-burner gas stove, granite countertops with a two-tier kitchen island, and inset lighting. In the living room, you'll find a gas fireplace with stone surround overlooking the west-facing fenced backyard. The staircase going upstairs features luxury metal spindles guiding you to the bonus room with natural lighting and a laundry closet to use as an office or flexible sitting space. The front bedroom features bright French doors with a Juliet balcony facing the east for the morning sun. Inside the primary bedroom, there are also more built-in wardrobe features and additional storage in addition to the walk-in closet in the master ensuite. There is a media center or flexible vanity area, depending on your preference. In the ensuite, you'll find a large soaking tub, stall shower and extra-long vanity to accompany the walk-in closet. Downstairs, the developed basement has an additional bedroom, a full luxury bathroom and a sitting room. There's a...

- 4pc Bathroom 6.76 Ft x 7.84 Ft
- 5pc Bathroom 8.83 Ft x 7.91 Ft
- Bedroom 9.51 Ft x 11.58 Ft
- Bonus Room 10.50 Ft x 9.91 Ft
- Primary Bedroom 17.75 Ft x 14.44 Ft
- 3pc Bathroom 5.09 Ft x 9.00 Ft

- Storage 11.09 Ft x 9.00 Ft
- Furnace 7.58 Ft x 5.74 Ft
- 2pc Bathroom 5.74 Ft x 5.84 Ft
- Dining room 9.74 Ft x 12.57 Ft
- Foyer 17.59 Ft x 15.75 Ft
- Kitchen 7.91 Ft x 12.57 Ft

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Listing Presented By:



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**RE/MAX REAL ESTATE  
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Bedroom 16.67 Ft x 13.09 Ft

Living room 17.59 Ft x 11.91 Ft

Den 16.67 Ft x 7.58 Ft