



## 2431 29 Street Calgary Alberta

\$595,900

Open House this Saturday from 12-2pm! Centrally located in the heart of Killarney, just steps from the Killarney Aquatic & Rec Centre and surrounded by mature trees, this 3-bedroom, 3.5 bathroom townhome with low condo fees is the best value on the market today! Upon entering the large private foyer, you'll notice the spacious front walk-in closet, perfect for all your shoes and multi season coats. The main living space boasts 9' ceilings, hardwood floors throughout the main level, and a kitchen featuring sleek granite counters, newer stainless steel fridge and dishwasher, designer tile with under-mount LED lighting, ample storage, an eat-up bar, pantry, and plenty of cupboard and counter space. Entertaining is a breeze with the open-concept layout, including a formal dining area with designer lighting, room for 4 barstools, and a spacious living room with large windows facing west and a soothing gas fireplace. The living area opens up to a 14' x 13' private patio, providing the perfect space to entertain family and friends. A sunken powder room completes the main level. Upstairs, the grand feeling is enhanced by natural light from a skylight. You'll have your choice of primary suites--one with a 5-piece ensuite, soaker tub, and Juliet balcony for evening sun, and another with a 4-piece ensuite and extra bathroom storage, perfect for guests or a roommate. The upper level also includes newer laundry appliances and additional storage. The professionally developed lower level features a spacious rec room with polished concrete floors, a full bedroom with an ensuite bath, and a large walk-in closet. Plus, there's plenty of room for storage in the basement! Additional features include built-in speakers, fresh paint, new carpet upstairs, newer appliances, and single garage parking with visitor parking out back. With significant investment pouring into central Killarney, ...

3pc Bathroom .00 Ft x .00 Ft

Bedroom 13.75 Ft x 15.25 Ft

Recreational, Games room 18.00 Ft x 15.33 Ft

Living room 11.33 Ft x 16.17 Ft

Dining room 11.00 Ft x 15.83 Ft

Kitchen 8.50 Ft x 9.75 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 12.17 Ft x 13.92 Ft

Bedroom 10.42 Ft x 13.83 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

**RE/MAX Realty Professionals**

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