

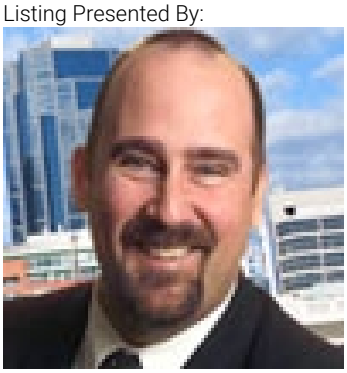
2807 29 Street Calgary Alberta

$624,999

REDUCED PRICE! Over 2,400 sq ft of developed living space | 5 Bedrooms | 3 Bathrooms | Separate Walkout Basement UnitWelcome to this beautifully renovated, exceptionally versatile duplex in the heart of Killarney/Glengarry -- offering over 2,400 sq ft of developed living space across two full levels, with up to five bedrooms and three full bathrooms. Ideal for families, multigenerational living, or anyone wanting flexible extra space or income potential.The open-concept main floor features three bedrooms -- including a primary with 3-piece ensuite -- plus a 4-piece main bathroom, all finished with hardwood flooring. Downstairs, the fully developed basement offers a separate basement suite with its own private entrance -- two bedrooms, a 3-piece bathroom, a full kitchen, and its own living area -- ideal for extended family, guests, or a mortgage helper. Large egress windows and a foundation sitting only about four feet below grade keep the lower level bright and naturally lit, so it lives like a true second storey rather than a basement.The entire home has been renovated, with new vinyl windows, a new garage roof, and a new hot water tank, and attic insulation top up all within the last 10 years. Outside, enjoy a west-facing yard with excellent southern exposure, a detached double garage off a paved alley, and additional street parking.An outstanding central location just steps from transit, Luke's, and a nearby strip mall, with bike paths, parks, playgrounds, and schools close by -- and a five-minute walk to the community centre. Six minutes to downtown, with Mount Royal University, North Glenmore Park, and 17th Avenue's restaurants and entertainment all easily accessible. Nearby school options include Killarney School (CBE Montessori), Holy Name School (Catholic), Calgary Classical Academy, Clear Water Academy, Bishop Carroll High School, Central Memorial High Sch...

Bedroom 3.64 M x 2.65 M
Living room/Dining room 2.78 M x 3.25 M
Other 3.19 M x 6.12 M
3pc Bathroom Measurements not available
Office 2.66 M x 3.40 M
Recreational, Games room 3.16 M x 5.04 M
Bedroom 3.94 M x 2.72 M
Bedroom 3.35 M x 2.72 M
Den 3.27 M x 2.74 M
Living room 3.64 M x 2.81 M
Dining room 3.64 M x 3.27 M
Kitchen 2.70 M x 3.66 M

Listing Presented By:



Originally Listed by:
Unison Realty Group Ltd.

RE/MAX Realty Professionals

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Exercise room 2.82 M x 3.37 M

Primary Bedroom 3.94 M x 3.26 M

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available