

# \$554,900 - 3, 2421 29 Street Sw, Calgary

MLS® #A2202960

**\$554,900**

3 Bedroom, 4.00 Bathroom, 1,574 sqft  
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

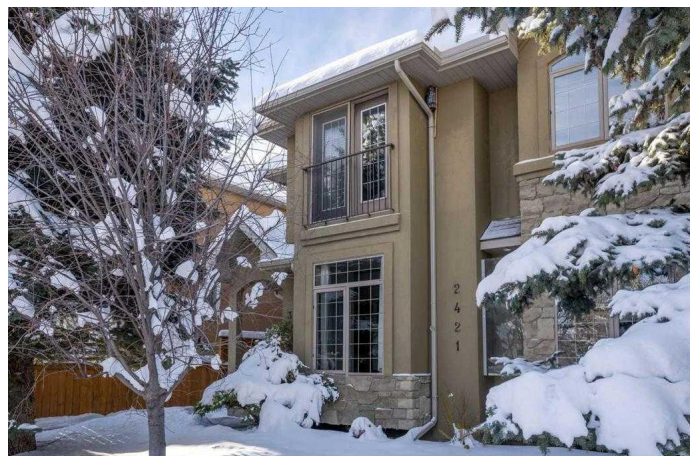
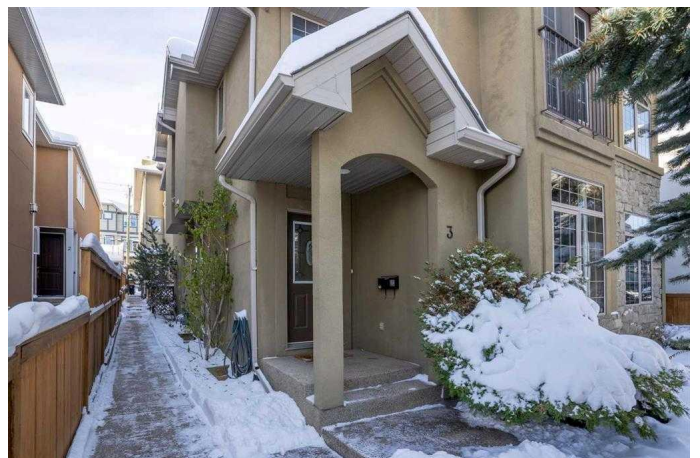
Experience modern inner-city living in Killarney without the million-dollar price tag! This front-facing townhome offers all the perks of homeownership with none of the hassle—no yard work, snow removal, or landscaping to worry about.

Step inside to high ceilings and a stylish entry with built-in wardrobe and bench. The versatile front room can be a sitting area, playroom, office, or formal dining room. Gorgeous hardwood floors and tile flow throughout the main level, accented by under-mount lighting in the half bath and ceiling accents in the kitchen and living room.

The kitchen boasts high-end built-in cabinetry, a five-burner gas stove, granite countertops, and a two-tier island. Enjoy cozy evenings by the gas fireplace in the living room, which overlooks the private, west-facing fenced backyard. The staircase leads to a bonus room with natural light, perfect for an office or extra living space.

The front bedroom features French doors with a Juliet balcony and plenty of sunlight. The spacious primary bedroom includes built-in wardrobes, a walk-in closet, and a media or vanity area. The ensuite offers a large soaking tub, stall shower, and a long vanity with ample storage.

The fully developed basement includes an



additional bedroom, a luxury bathroom, and a flexible sitting room. Extra storage is available along the hallway, and built-in speakers are featured throughout.

Enjoy a private backyard and covered garage parking with no maintenance required. The established Killarney neighborhood offers numerous amenities including Killarney Pool, Good Companions Activity Centre, tennis courts, bike paths, and Shaganappi Point Golf Course—all within walking distance. Shopping, schools, and transit options, including the Shaganappi Point Train Station, are just minutes away.

This Killarney townhome is a must-see! Come experience the perfect blend of comfort, convenience, and style.

Built in 2004

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2202960      |
| Price          | \$554,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,574         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 3, 2421 29 Street Sw |
| Subdivision | Killarney/Glengarry  |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3E 2K3 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Parking   |
| Parking Spaces | 1   |
| Parking        | Alley Access, Assigned, See Remarks, Stall, Covered |
| # of Garages   | 1   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                           |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Playground |
| Lot Description   | Back Yard, See Remarks             |
| Roof              | Asphalt Shingle                    |
| Construction      | Stucco, Wood Frame                 |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 18th, 2025 |
| Days on Market | 17               |
| Zoning         | M-CG             |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | One Percent Realty |
|----------------|--------------------|

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