

# \$1,199,800 - 2032 29 Street Sw, Calgary

MLS® #A2246627

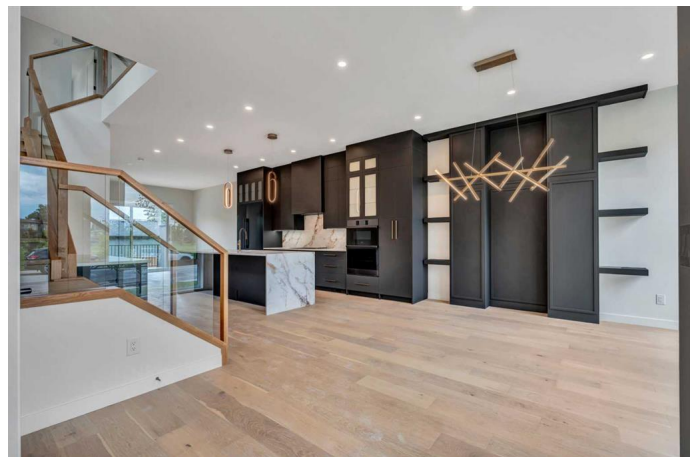
**\$1,199,800**

4 Bedroom, 4.00 Bathroom, 1,977 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

BRAND NEW LUXURY BUILD | FRONTING ONTO A GREEN SPACE | LEGAL LOWER SUITE | HIGH-END DESIGN | EXTRA DEEP 125'™ LOT | SOARING CEILINGS | UPSCALE UPGRADES | OUTSTANDING KILLARNEY LOCATION "WALK EVERYWHERE! This fully completed & move-in ready luxury home combines designer finishings with exceptional functionality on a coveted tree-lined street in Killarney fronting onto a green space. Thoughtfully designed with clean modern lines, the main floor showcases wide plank flooring, designer lighting, custom built-ins & a showstopping glass staircase. The sunlit front dining room is framed by floor-to-ceiling windows overlooking the green space, creating a tranquil space for entertaining. Culinary adventures await in the stunning chef's dream kitchen, a true centrepiece featuring full-height matte cabinetry, paneled & upgraded Dacor stainless appliances, a striking waterfall island, quartz surfaces & modern pendant lighting. The adjacent living room invites you to unwind with a stylish fireplace wall, custom shelving & oversized patio sliders that promote seamless indoor/outdoor flow to the expansive rear deck. A built-in mudroom with rear entry, storage & access to the stylish powder room offers added convenience for daily living. Upstairs, the luxurious primary retreat with 12' vaulted ceilings overlooks the park & features a statement feature wall, a custom walk-in closet + a spa-inspired ensuite boasting a



freestanding soaker tub under oversized windows, dual sinks, quartz counters & an oversized STEAM rain shower that will have you feeling spoiled daily. Two additional generous bedrooms, a 5-piece bathroom (no more listening to the kids fight over the sink!) & upper laundry round out this well-planned level. Downstairs, the fully finished LEGAL SUITE is ideal for multi-generational living or future rental income, offering its own private entrance, full over-sized kitchen with sleek white cabinetry and stainless appliances, a spacious living areas, a large bedroom, modern 3-piece bath and its own laundry for ultimate privacy. The sunny east-facing backyard is larger then your average, newly landscaped and designed for both relaxation and connection, featuring a spacious deck perfect for summer BBQs and evening gatherings while kids and pets play safely in the fully fenced yard. A wide set of stairs leads down to the lawn and a stone walkway that connects to the oversized double detached garage, offering ample room for vehicles, storage or hobby space. Too many upgrades to mention from & upgraded insulation and drywall between units. Phenomenally located in the heart of vibrant Killarney, this home is just steps to schools, playgrounds and the Killarney Aquatic Centre. Enjoy a short stroll to the LRT, Westbrook Mall or the boutiques & restaurants along 17th Avenue. With quick access to downtown and major routes, this exceptional home delivers upscale urban living in one of Calgary’s most walkable & connected inner-city communities.

Built in 2025

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2246627    |
| Price    | \$1,199,800 |
| Bedrooms | 4           |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,977                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2032 29 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2J9             |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Stone Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer                                                                                                                                                                                           |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                             |
| Fireplaces        | Living Room, Electric                                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                                                           |
| Basement          | Finished, Full, Exterior Entry, Suite                                                                                                                                                                                                                         |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard                                    |
| Lot Description   | Back Lane, Back Yard, Landscaped, Private, Lawn |
| Roof              | Asphalt Shingle                                 |
| Construction      | Brick, Composite Siding, Stucco, Wood Frame     |
| Foundation        | Poured Concrete                                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 80               |
| Zoning         | R-CG             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.