

# \$375,000 - 803, 1540 29 Street Nw, Calgary

MLS® #A2204692

**\$375,000**

3 Bedroom, 1.00 Bathroom, 1,237 sqft  
Residential on 0.00 Acres

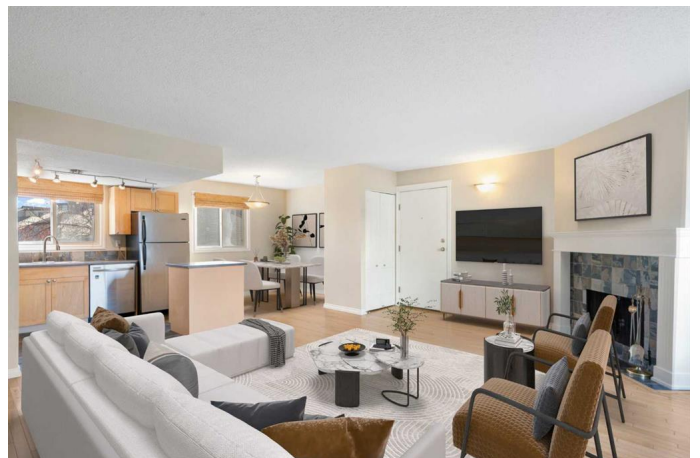
St Andrews Heights, Calgary, Alberta

Prime investment location across from Foothills Hospital, the new Cancer Center and walking distance to the University of Calgary. This extra large 1237 sq foot 3-bedroom PLUS den home offers an exceptional opportunity for both homeowners and investors. No shared walls with any other unit. The unit is move-in ready, featuring beautiful hardwood floors, new bedroom carpets, and a well-designed open floor plan. The bright and open kitchen flows seamlessly into the dining area and the expansive living room. One of the best features is the massive private patio which gets sunshine all afternoon and evening for beautiful summer entertaining. Additional perks include in-suite laundry, covered parking, and the option for additional storage. The well-maintained complex has recently undergone extensive exterior upgrades and is well managed. This condo offers comfort and investment potential in one of Calgary's most desirable neighbourhoods. Whether you're looking to make it your home or take advantage of the high demand from medical professionals and students, don't miss this rare opportunity!

Built in 1978

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2204692  |
| Price  | \$375,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,237         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 803, 1540 29 Street Nw |
| Subdivision | St Andrews Heights     |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N 4M1                |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Assigned, Off Street, Stall, Carport          |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Pantry, Storage   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Living Room, Wood Burning   |
| # of Stories      | 2   |
| Basement          | None  |

### **Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony, Storage |
| Lot Description   | Paved            |

|              |                                  |
|--------------|----------------------------------|
| Roof         | Asphalt Shingle                  |
| Construction | Stucco, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 18              |
| Zoning         | M-C1            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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