

# \$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

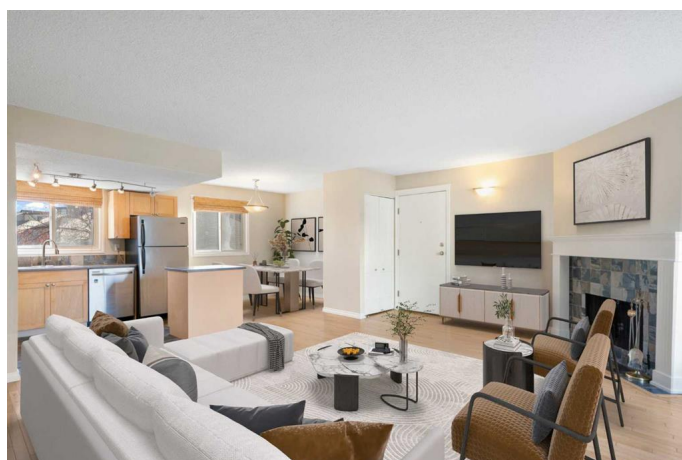
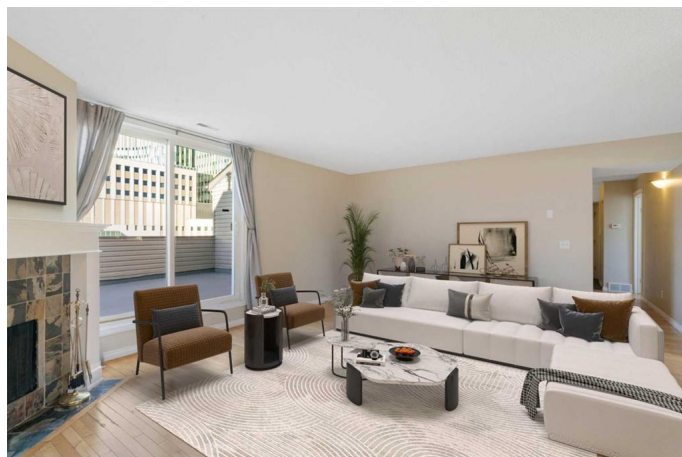
St Andrews Heights, Calgary, Alberta

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	14
Zoning	M-C1

### **Listing Details**

Listing Office	CIR Realty
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