

803, 1540 29 Street NW
Calgary, Alberta

MLS # A2177324



\$389,900

Division:	St Andrews Heights		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,237 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Carport, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Paved		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Slate

Roof: Asphalt Shingle

Basement: None

Exterior: Stucco, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan, Pantry, Storage

Water: -

Sewer: -

Condo Fee: \$ 650

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: n/a

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!