

# \$327,000 - 209, 1540 29 Street Nw, Calgary

MLS® #A2235477

## \$327,000

2 Bedroom, 1.00 Bathroom, 912 sqft

Residential on 0.00 Acres

St Andrews Heights, Calgary, Alberta

A Great Property to call home or a Prime investment opportunity across from the Foothills hospital, the new Cancer Center, and walking distance to University of Calgary! A Nice open FLOOR PLAN with plenty of Natural Light, where the Kitchen, Dining Room, and Living Room Flow together. Perfect location within the complex; where you'll enjoy the quiet time in your oversized fenced, south facing yard with Deck that backs onto a huge park/greenspace. This unit is 'move in' ready, with 2 good sized Bedrooms, 4 Piece Bathroom, in-suite Washer and Dryer, Maple hardwood flooring & cabinets & in-suite storage. Assigned covered parking stall close to unit, visitor parking available, a short walk to the hospital, shopping, transit, University of Calgary, Bus Routes, Professional Offices, and so much more!

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2235477  |
| Price          | \$327,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 912       |
| Acres          | 0.00      |
| Year Built     | 1978      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | Townhouse     |
| Status   | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 209, 1540 29 Street Nw |
| Subdivision | St Andrews Heights     |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N4M1                 |

### Amenities

|                |                |
|----------------|----------------|
| Amenities      | Parking, Trash |
| Parking Spaces | 1              |
| Parking        | Stall          |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Vinyl Windows                                                     |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Basement          | None                                                                                 |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Front Yard           |
| Roof              | Asphalt              |
| Construction      | Stucco, Vinyl Siding |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 70             |
| Zoning         | MC-1           |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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