

# \$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 | 110            |
| Zoning         | MC-1           |

### Listing Details

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

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.