

\$299,900 - 1004, 1540 29 Street Nw, Calgary

MLS® #A2112274

\$299,900

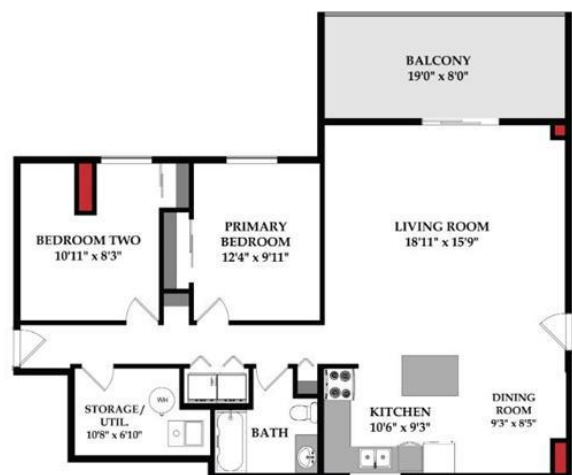
2 Bedroom, 1.00 Bathroom, 1,051 sqft
Residential on 0.00 Acres

St Andrews Heights, Calgary, Alberta

OPEN HOUSE SATURDAY MARCH 9th from 1:00-3:00pm...Imagine the convenience and both time and cost savings (no parking fees!) of being able to walk out your door and across the street to the Foothills Medical Center and the new Calgary Cancer Center. There are very limited lower cost options with this proximity and demand will only grow. Use it for yourself or make a solid investment and rent it out to hospital workers or the steady flow of medical students that frequently inhabit the complex. Demand is usually no problem in Foothills Village with the amount of living space offered at the price point. Enjoy one of the best locations in the complex. It is a TOP FLOOR, END UNIT with a sunny WEST facing balcony and one of the shortest walks to the Hospital. A very clean move-in ready unit allows you to avoid the hassles of making improvements before you move in or put it up for rent. There are gleaming hardwoods throughout the entire unit including the bedrooms with slate tile in the kitchen and bath. The open concept floor plan has a huge living room area, a kitchen with a generous island plus room for a decent dining area. Do your laundry in the comfort of your own suite. Enjoy the convenience of storage in suite and heat control for your own furnace. There is a very big west facing balcony that is actually a living space you can use. Keep both the sun and the snow off your car in the covered parking stall. The well-managed complex has undergone extensive recent exterior upgrades



1004, 1540 29 STREET NW
RECA MEASUREMENT STANDARD - CALGARY, AB
MAIN LEVEL (AG) - 1050.78 Sq.Ft. / 97.62 m²
TOTAL ABOVE GRADE RMS SIZE - 1050.78 Sq.Ft. / 97.62 m²



which have been paid for and the reserve fund is still a very healthy amount. Come and see for yourself today!

Built in 1978

Essential Information

MLS® #	A2112274
Price	\$299,900
Sold Price	\$310,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,051
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1004, 1540 29 Street Nw
Subdivision	St Andrews Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4M1

Amenities

Amenities	Park, Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Attached Carport, Stall

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Vinyl Windows
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	Decorative, Electric, Living R
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame



Additional Information

Date Listed	March 5th, 2024
Date Sold	March 16th, 2024
Days on Market	11
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Home Smart Real Estate
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