

# \$325,000 - 302, 1540 29 Street Nw, Calgary

MLS® #A2127097

**\$325,000**

2 Bedroom, 1.00 Bathroom, 986 sqft  
Residential on 0.00 Acres

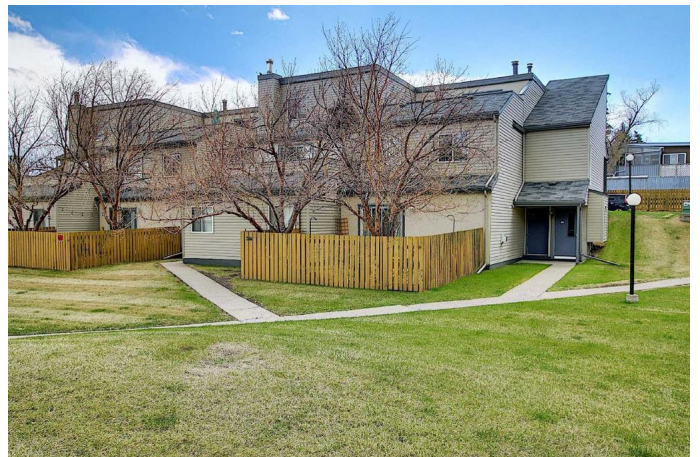
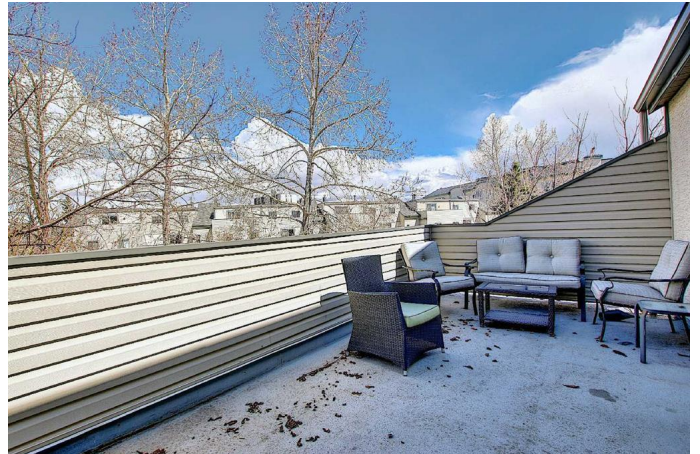
St Andrews Heights, Calgary, Alberta

How about hitting the snooze button one more time because your commute is, well, virtually non-existent? Welcome to your dream scenario! Nestled so close to the Foothills Medical Centre, you could practically roll out of bed and into work or class. Yes, it's that close. Imagine trading traffic jams for a leisurely stroll. Perfect, right? Sunlight pours in like it's got a personal invitation, and the large deck? Oh, it's not just a deck. It's your front-row seat to the great outdoors. There's assigned covered parking complete with a plug-in to keep your ride cozy, plus visitor parking for when your friends come over.

But wait, there's more! There's in-suite laundry, storage space for your treasures, and a wood-burning fireplace for those nights you want to pretend you're in a cozy log cabin, in this well-maintained unit. Location? Oh, it's like hitting the jackpot - Foothills Hospital, Children's Hospital, University of Calgary, and an array of transit options, shopping, restaurants, parks, riverside trails, and more, are just a hop, skip, and a jump away. Perfect for students, hospital staff, or savvy investors looking for a smart buy. This isn't just a place to live; it's a lifestyle upgrade. A beautiful place to call home, indeed.

Built in 1979

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2127097      |
| Price          | \$325,000     |
| Sold Price     | \$316,750     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 986           |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 302, 1540 29 Street Nw |
| Subdivision | St Andrews Heights     |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N 4M1                |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Trash, Visitor Parking   |
| Parking Spaces | 1                        |
| Parking        | Assigned, Covered, Stall |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | Storage                   |
| Appliances        | Other                     |
| Heating           | Forced Air                |
| Cooling           | None                      |
| Fireplace         | Yes                       |
| # of Fireplaces   | 1                         |
| Fireplaces        | Living Room, Wood Burning |
| # of Stories      | 3                         |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
|-------------------|--------------------|

|              |                                         |
|--------------|-----------------------------------------|
| Roof         | Mixed                                   |
| Construction | Mixed, Stucco, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                         |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 3rd, 2024  |
| Date Sold      | May 18th, 2024 |
| Days on Market | 15             |
| Zoning         | M-C1 d75       |
| HOA Fees       | 0.00           |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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