

502, 1540 29 Street NW
Calgary, Alberta

MLS # A2213427



\$345,000

Division:	St Andrews Heights		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	913 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Carport, Covered, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Lawn, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 507
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this upgraded bungalow-style townhome nestled in one of Calgary's most coveted locations—just across from Foothills Hospital and the Arthur J.E. Child Cancer Centre! Whether you're a student, medical professional, or a savvy investor, this property offers unbeatable value in a prime setting. Enjoy a private entrance, south-facing fenced yard with new patio, in-suite laundry, and a covered parking stall with plug-in located next to the building entrance. The quiet location, away from 29th Street, ensures added privacy and tranquility. With tons of natural light, this two-bedroom unit has many recent upgrades including new triple-pane windows (2023), stainless steel fridge and stove (2023), and fresh paint. The open-concept layout features a spacious kitchen with ample cabinetry, a large living room with lovely, new gas fireplace, and generous bedroom closets. In unit storage and extra storage available for lease. Pet-friendly and well-managed complex. This home is a commuter's dream with easy access to the University of Calgary, SAIT, McMahon Stadium, Market Mall, and Calgary's beautiful river pathways. You're also minutes from 16th Avenue and Crowchild Trail, making getting around the city a breeze. Don't miss this move-in ready gem in a high-demand location!