

**209, 1540 29 Street NW  
Calgary, Alberta**

**MLS # A2272299**



**\$299,000**

**Division:** St Andrews Heights

**Type:** Residential/Other

**Style:** Townhouse

**Size:** 912 sq.ft. **Age:** 1978 (48 yrs old)

**Beds:** 2 **Baths:** 1

**Garage:** Stall

**Lot Size:** -

**Lot Feat:** Front Yard

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Ceramic Tile, Hardwood, Slate

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** \$ 518

**Basement:** None

**LLD:** -

**Exterior:** Stucco, Vinyl Siding

**Zoning:** MC-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Laminate Counters, Vinyl Windows

**Inclusions:** N/A

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-suites Washer and Dryer, Maple hardwood flooring & cabinets & in-suites 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!