

# \$324,900 - 908, 1540 29 Street Nw, Calgary

MLS® #A2237406

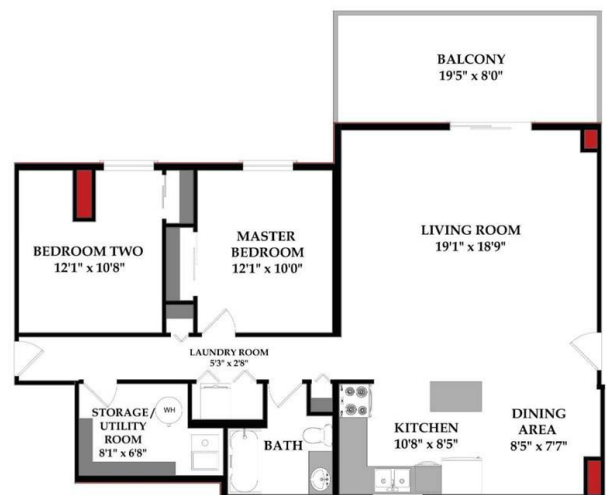
## \$324,900

2 Bedroom, 1.00 Bathroom, 1,033 sqft  
Residential on 0.00 Acres

St Andrews Heights, Calgary, Alberta

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 Arthur J.E. Child Comprehensive 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 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 SOUTHWEST facing balcony and one of the shortest walks to the Hospital. Gleaming hardwoods throughout the living area, carpeted bedrooms and hallway and an open kitchen all add to the package. Do your laundry in the comfort of your own suite. Enjoy the convenience of the ample in suite storage room complete with your own furnace and hot water tank. Keep the snow off your car in the covered parking stall. With reasonable condo fees currently at \$563.08 per month, this well-managed complex has undergone extensive exterior upgrades in recent years which have been paid for and the reserve fund is still a very healthy amount. For many reasons, this one is worth examining further. Come and see for yourself today.

Built in 1978



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2237406          |
| Price          | \$324,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,033             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 908, 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        | Stall, Covered                 |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Storage, Laminate Counters                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| # of Stories      | 3                                                                           |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Vinyl Siding, Wood Frame |

## **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 56             |
| Zoning         | M-C1 d75       |

## **Listing Details**

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Coldwell Banker Home Smart Real Estate |
|----------------|----------------------------------------|

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