

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

**MLS # A2272299**



**\$299,000**

<b>Division:</b>	St Andrews Heights		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 518
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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-suite Washer and Dryer, Maple hardwood flooring & cabinets & in-suite 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!