

**403, 1540 29 Street NW**  
**Calgary, Alberta**

**MLS # A2284703**



**\$315,000**

<b>Division:</b>	St Andrews Heights		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,219 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Covered, Side By Side, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 688
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Laminate Counters, No Animal Home, Open Floorplan		

**Inclusions:** N/A

Spanning a spacious single level, this immaculate top-floor end unit offers a rare combination of bungalow-style living and urban convenience, making it a standout choice for young professionals, downsizers, and savvy investors alike. The interior features a bright, open-concept kitchen and a sun-drenched breakfast nook that flows into a massive living area, all complemented by upgraded windows, lighting, and paint. The versatile layout includes a good-sized primary retreat, two additional queen bedrooms, and a convenient den, perfect for a home office. Outdoor living is elevated by a massive west-facing private deck, and you get 2 covered side-by-side stalls right outside your front door, which is a rare luxury in this complex. Strategically positioned in Calgary's premier medical and education hub, you are just steps from the Foothills Hospital, the new Cancer Centre, the Children's Hospital, and the University of Calgary, with immediate access to the river path system and a quick commute to both downtown and the mountains. This prime location has made the property a great investment asset with a proven track record, having been consistently rented with zero vacancy for years, offering exceptional income potential for the next owner. Ready for a quick possession, book your showing today!