

609, 1540 29 Street NW
Calgary, Alberta

MLS # A2308190



\$275,000

Division:	St Andrews Heights		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	915 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 510
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: NA

Welcome to this bright, well cared for 2 bedroom townhouse in the heart of St. Andrews Heights. The location here is hard to beat, sitting right across from Foothills Hospital and the Tom Baker Cancer Centre, and just minutes to the University of Calgary, the Children's Hospital, SAIT, and downtown. Priced at \$ 275,000, this is a great opportunity for a first time buyer, investor, or anyone looking for a low maintenance home in a prime inner city spot. You also have quick access to the Trans Canada Highway, making it easy to head west out of the city. Inside, the layout is open and functional with plenty of natural light throughout, plus the added convenience of in suite laundry. The home has been well maintained and is truly move in ready. One of the standout features here is the private fenced front yard with west exposure, which is pretty rare in this complex. It is a great spot to relax, catch the afternoon and evening sun, or have a bit of outdoor space of your own. Comes complete with a covered parking stall and shows pride of ownership throughout. Call today for a private viewing!