

**301, 1540 29 Street NW**  
**Calgary, Alberta**

**MLS # A2320422**



**\$285,000**

<b>Division:</b>	St Andrews Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	914 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	6.89 Acres		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 510
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Garbage Collection, Pho
<b>Features:</b>	Laminate Counters, Open Floorplan, Storage		

**Inclusions:** na

Location Location Location!!! Welcome to this bright West facing beautifully updated 2 bedroom Condo in the heart of St. Andrews Heights, directly across from the Foothills Hospital, the Arthur J.E. Cancer Centre, minutes away from the Children's Hospital, University of Calgary, and downtown. A prime location within the complex, park-like view of open green space from the unit and nicely fenced back yard. Enjoy your summer evenings and create your summer urban oasis in your own back yard. Perfect for hosting family and friends or simply relaxing in the comfort of your new home. This is a fantastic opportunity for a first time buyer, investor, or family looking to move into a mature area offering all the essential amenities with minimal maintenance. The open-concept layout is filled with natural light from the west facing windows creating a bright and warm living area throughout the home. Inside you will find an upgraded kitchen, 2 spacious bedrooms, 1 full bathroom, in-suite laundry, and a utility/storage room. The condo has been thoughtfully upgraded with new doors, casings, electrical switches, plugs and fixtures. Freshly painted, new flooring in the utility room and front entry. Upgraded, beautiful hardwood flooring in the living room, dining room, bedrooms and hallway. Furnace and hot water tank replaced in 2020. The kitchen has been completely renovated, the appliances have all been upgraded. The washer is 2 years old and the dryer was replaced in 2025. The condo comes with it's own assigned covered parking stall footsteps away from the unit. This unit is a rare find within this complex and a must see!! This home is truly move-in ready, vacant and is available for immediate possession or rental. Please reach out to your realtor to book your private showing.