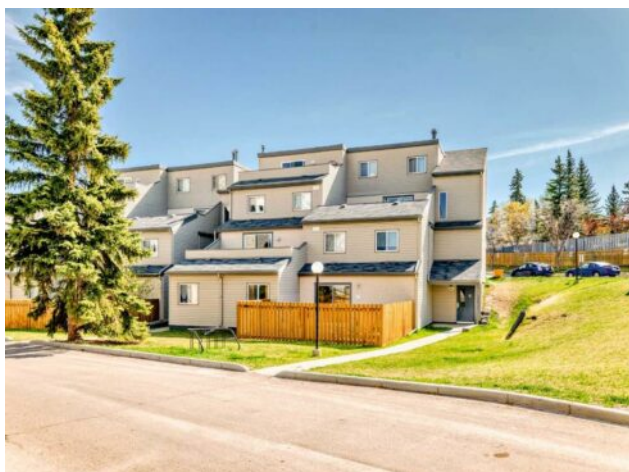


905, 1540 29 Street NW
Calgary, Alberta

MLS # A2217774



\$329,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | St Andrews Heights | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 917 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Carport, Guest, Plug-In, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard | | |

| | |
|--------------------|---------------------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Ceramic Tile, Hardwood |
| Roof: | Asphalt Shingle |
| Basement: | None |
| Exterior: | Vinyl Siding, Wood Frame |
| Foundation: | None |
| Features: | No Animal Home, No Smoking Home |

| | |
|-------------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 500 |
| LLD: | - |
| Zoning: | M-C1 |
| Utilities: | - |

Inclusions: N/A

Prime investment opportunity across from Foothills hospital, the new Cancer Center and walking distance to U of C! Note the preferred, well-designed FLOOR PLAN to other units that are currently on the market. Perfect location within the complex; where you'll enjoy the quiet in your oversized SW facing fenced yard. This unit is 'move in' ready, boasting newer countertops, new furnace & new tub-surround. Features of note include: timeless maple hardwood flooring & cabinets, microwave hood fan, in-suite laundry & storage, a beautiful open floor plan, an abundance of natural light shining through the double patio doors, assigned covered parking stall close to unit, visitor parking, a short walk to the hospital, shopping, transit and so much more! You MUST come see this home to appreciate all that it has to offer. This well-managed/maintained Complex offers comfort and investment potential in one of Calgary's most desirable neighborhoods. Book your private viewing today!