

# \$319,000 - 403, 1540 29 Street Nw, Calgary

MLS® #A2231896

**\$319,000**

3 Bedroom, 1.00 Bathroom, 1,220 sqft

Residential on 0.00 Acres

St Andrews Heights, Calgary, Alberta

Amazing space in this 3 bedroom plus den top floor single level corner unit. Very quiet location with a huge west facing private deck. There are 2 covered side by side parking stalls included right outside your front door plus lots of visitor parking available. Spacious rooms throughout with a huge living room open to an island kitchen & bright sunny nook. Upgraded windows & low maintenance laminate flooring throughout. Generous sized bedrooms including a king sized master plus 2 queen sized bedrooms. The den is conveniently located close to the front entrance. Lots of well organized closet space plus full sized en-suite laundry. Conveniently located close to the Foothills Hospital, the new Cancer Centre, the Children's Hospital, U of C & SAIT. Easy access to downtown, the river path system or a quick escape to the mountains. Short walk to transit. Well maintained complex with a substantially upgraded exterior & a substantial reserve fund. Vacant, easy to show & available for quick possession.

Built in 1978

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2231896  |
| Price      | \$319,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,220         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 403, 1540 29 Street Nw |
| Subdivision | St Andrews Heights     |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N 4M1                |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Visitor Parking                                       |
| Parking Spaces | 2                                                     |
| Parking        | Plug-In, Stall, Covered, Carport, Paved, Side By Side |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Track Lighting |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings                                |
| Heating           | Forced Air, Natural Gas                                                                                              |
| Cooling           | None                                                                                                                 |
| # of Stories      | 3                                                                                                                    |
| Basement          | None                                                                                                                 |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Lot Description   | Landscaped                |
| Roof              | Asphalt Shingle, Membrane |
| Construction      | Stucco, Vinyl Siding      |
| Foundation        | None                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 89              |
| Zoning         | M-C1 d75        |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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