

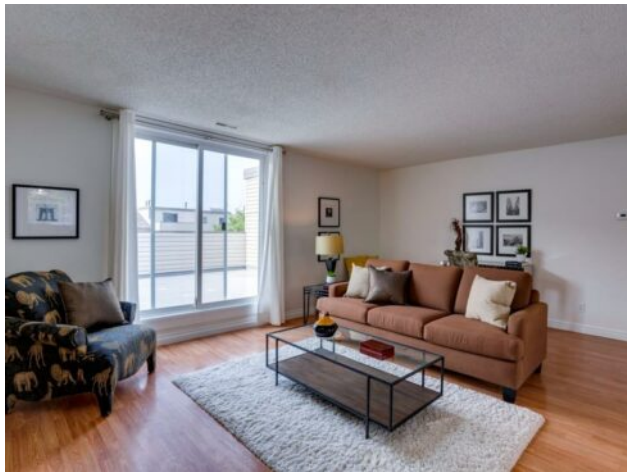


**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2231896**



**\$349,900**

<b>Division:</b>	St Andrews Heights		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Covered, Paved, Plug-In, Side By Side, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Membrane	<b>Condo Fee:</b>	\$ 674
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Track Lighting		

**Inclusions:** N/A

\*\*\*\*OPEN HOUSE AT 403 1540 29 STREET NW ON SUNDAY JULY 13 2025 FROM 2:00PM TO 4:00PM\*\*\*\* 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.