

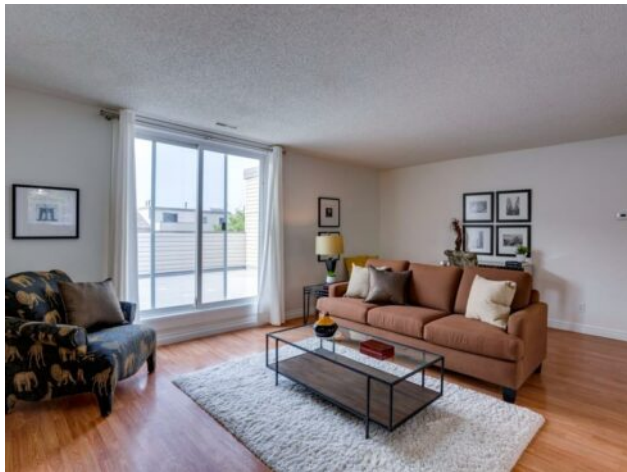


GRASSROOTS
REALTY GROUP

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403, 1540 29 Street NW
Calgary, Alberta

MLS # A2231896



\$319,000

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

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

Inclusions: N/A

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.