



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

209, 1540 29 Street NW
Calgary, Alberta

MLS # A2235477



\$327,000

Division:	St Andrews Heights		
Type:	Residential/Other		
Style:	Townhouse		
Size:	912 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood, Slate
Roof:	Asphalt
Basement:	None
Exterior:	Stucco, Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 507
LLD:	-
Zoning:	MC-1
Utilities:	-

Inclusions: N/A

A Great Property to call home or a Prime investment opportunity across from the Foothills hospital, the new Cancer Center, and walking distance to University of Calgary! A Nice open FLOOR PLAN with plenty of Natural Light, where the Kitchen, Dining Room, and Living Room Flow together. Perfect location within the complex; where you'll enjoy the quiet time in your oversized fenced, south facing yard with Deck that backs onto a huge park/greenspace. This unit is 'move in' ready, with 2 good sized Bedrooms, 4 Piece Bathroom, in-suite Washer and Dryer, Maple hardwood flooring & cabinets & in-suite storage. Assigned covered parking stall close to unit, visitor parking available, a short walk to the hospital, shopping, transit, University of Calgary, Bus Routes, Professional Offices, and so much more!