



GRASSROOTS
REALTY GROUP

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1016, 1540 29 Street NW
Calgary, Alberta

MLS # A2236587



\$309,900

Division:	St Andrews Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,039 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to your new haven in the heart of St. Andrews Heights! An ideal blend of location, space, and charm! This top-floor corner condo offers over 1,040 sq. ft. of thoughtfully designed living space, perfectly suited for medical professionals, university students, or savvy investors looking to rent to either. Step inside and feel instantly at home in this bright, open-concept layout featuring durable laminate and ceramic tile flooring throughout. The warm maple cabinetry in the kitchen pairs beautifully with updated windows and patio door, bringing in an abundance of natural light. Whether you're hosting a dinner with friends or enjoying a quiet night in, this functional space is designed for easy living. Relax and unwind on your newly finished west-facing balcony, a cozy retreat perfect for morning coffee or summer evening BBQs while soaking up the views. The spacious living area flows seamlessly into two generous bedrooms, an updated 4-piece bathroom, and a large in-unit storage room that keeps seasonal gear tucked away. An in-suite washer and dryer make laundry days simple and convenient. Parking is a breeze with your own covered stall right by the building entrance, providing peace of mind and protection during Calgary's winter months. And talk about location! Imagine strolling across the street to Foothills Hospital, quick access to the University of Calgary, and moments away from Market Mall, Shaganappi Golf Course, and the Bow River pathways. Plus, St. Andrews Park and the University District's shops, dining, and entertainment are right at your fingertips. This well-cared-for condo has everything you need for comfortable city living with an unbeatable NW address. Whether you're looking to invest, study, or settle down, this gem is move-in ready and waiting for you!

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