



GRASSROOTS
REALTY GROUP

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508, 1540 29 Street NW
Calgary, Alberta

MLS # A2246670



\$285,000

Division:	St Andrews Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,045 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Attached Carport		
Lot Size:	-		
Lot Feat:	City Lot, Low Maintenance Landscape, Paved		

Heating: Forced Air, Natural Gas

Floors: Laminate, Vinyl

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 575

LLD: -

Zoning: M-C1 d75

Utilities: -

Inclusions: None

Prime investment opportunity located directly across from Foothills Hospital, the new Cancer Centre, and within walking distance to the University of Calgary. This 2-bedroom, 1-bath home offers exceptional value for both homeowners and investors alike. Upon entry, you'll be welcomed by beautiful laminate flooring and open layout. The kitchen is equipped with ample cabinetry and appliances, while the spacious living room is filled with natural light and provides access to a private balcony, where you can relax and enjoy the surrounding beauty. The primary bedroom offers comfort and space, complemented by a second bedroom, a full 4-piece bathroom, and a laundry room that enhances the functionality of the home. For added convenience, covered parking is included. Ideally location, just minutes to downtown and walkable to C-train access, shopping, river paths, and both Foothills and Children's Hospitals. Don't miss out on this outstanding opportunity—book your private showing today!