



GRASSROOTS
REALTY GROUP

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

703, 1540 29 Street NW
Calgary, Alberta

MLS # A2280076



\$349,000

Division:	St Andrews Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,295 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Attached Carport, Covered		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 702
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
Inclusions:	none		

Gorgeous and spacious 3 bedroom home with no walls in common with neighbours. You will enjoy mealtime in the spotless open kitchen with white quartz counter top and island top , deep and wide undermount sink, white subway tile backsplash, shaker cabinets, stainless steel appliances including a brand new stove. The 331 sq.ft. living room (new ceiling fan) is open to the kitchen and dining room and also opens onto a generous deck overlooking a common greenspace. Hardwood floors, crown mouldings, upgraded baseboards and casings. One of the three bedrooms has a triple wide closet. The large bathroom features a double sink vanity and a seamless tub-shower with dome light. The in suite storage room is big enough to be used as a den. In suite full size washer and dryer too. It's walking distance to the Foothills Hospital/ Arthur J.E. Child Centre. Close to the University, Children's Hospital and half a block to one of the best pizza's in town. Also included: sofa, bookcase, desk, bbq, 2 deck chairs with cushions and more.