



THE
A-TEAM

**RE/MAX
FIRST**

1540 29 Street #712, Calgary T2N 4M1

MLS® #: **A2146219** Area: **St Andrews Heights** Listing Date: **07/03/24** List Price: **\$372,300**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1978**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Carport**

Finished Floor Area

Abv Sqft: **989**
 Low Sqft:
 Ttl Sqft: **989**

DOM

75
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stucco,Vinyl Siding,Wood Frame**
 Flooring: **Laminate,Stone**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **See Remarks**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`2" x 7`11"	Bedroom	Main	12`0" x 10`7"
Dining Room	Main	8`6" x 9`2"	Kitchen	Main	8`6" x 10`1"
Living Room	Main	18`8" x 19`3"	Bedroom - Primary	Main	12`0" x 10`0"
Furnace/Utility Room	Main	6`8" x 10`9"			

Legal/Tax/Financial

Condo Fee: **\$556** Title: **Fee Simple** Zoning: **M-C1 d75**

Fee Freq:
Monthly

Legal Desc: **7910445**

Remarks

Pub Rmks: **One of the BEST locations in the complex! Amazing VALUE for this BEAUTIFUL UPDATED 2 bedroom TOP FLOOR CORNER unit. The BRIGHT and OPEN concept layout is perfect for entertaining friends and family! The spacious kitchen features a large ISLAND, plenty of cabinets and counter space ,a WINDOW overlooking mature trees and adjacent dining room. The large living Room has patio doors that lead to your LARGE BALCONY overlooking GREENSPACE-ready for you to enjoy this summer!There is INSUITE LAUNDRY , and plenty of storage! There is also an assigned COVERED parking stall. This MOVE in ready unit comes furnished! Steps to shopping , restaurants , Foothills hospital, U of C, river pathways , amenities and easy access to major roadways! Don't miss out on this fantastic condo!**

Inclusions: **Dishwasher, refrigerator, stove, hood fan, window coverings, microwave, washer, dryer, 3 sofas, 3 book shelves, coffee table, bed and night table, kitchen table and 4 chairs, 2 barstools, patio furniture on balcony**

Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123