



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1540 29 Street #803, Calgary T2N 4M1**

MLS® #: **A2177324**      Area: **St Andrews Heights**      Listing Date: **11/08/24**      List Price: **\$389,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1978**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,237**  
 Low Sqft:  
 Ttl Sqft: **1,237**

DOM

**13**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Paved**  
 Park Feat: **Assigned, Carport, Off Street, Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony, Storage**  
 Construction: **Stucco, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Hardwood, Slate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Open Floorplan, Pantry, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>19`2" x 16`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 8`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`9" x 8`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`6" x 10`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 8`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>16`6" x 8`6"</b>
<b>Den</b>	<b>Main</b>	<b>6`9" x 8`5"</b>	<b>5pc Bathroom</b>	<b>Main</b>	
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>9`11" x 4`6"</b>			

Condo Fee:  
**\$650**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **7910445**

Remarks

Pub Rmks: **Prime investment location across from Foothills Hospital, the new Cancer Center and walking distance to the University of Calgary. This extra large 1237 sq foot 3-bedroom PLUS den home offers an exceptional opportunity for both homeowners and investors. No shared walls with any other unit. The unit is move-in ready, featuring beautiful hardwood floors, new bedroom carpets, and a well-designed open floor plan. The bright and open kitchen flows seamlessly into the dining area and the expansive living room. One of the best features is the massive private patio which gets sunshine all afternoon and evening for beautiful summer entertaining. Additional perks include in-suite laundry, covered parking, and the option for additional storage. The well-maintained complex has recently undergone extensive exterior upgrades and is well managed. This condo offers comfort and investment potential in one of Calgary's most desirable neighbourhoods. Whether you're looking to make it your home or take advantage of the high demand from medical professionals and students, don't miss this rare opportunity!**

Inclusions: **n/a**  
Property Listed By: **CIR Realty**

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











