

1104, 1540 29 Street NW  
Calgary, Alberta

MLS # A2228560



**\$314,000**

<b>Division:</b>	St Andrews Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Carport, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 583
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

<b>Inclusions:</b>	None		
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Welcome to Unit 1104 at 1540 29 St NW — a rare owner-occupied, top-floor corner condo offering over 1,000 sq. ft. of beautifully finished living space in one of Calgary's most sought-after locations. This bright, open-concept home is loaded with upgrades, including hardwood and slate flooring, stainless steel appliances, maple cabinetry, new washer and dryer, and the comfort of central air conditioning — a standout feature rarely found in comparable units. The functional layout is ideal for entertaining, and the expansive west-facing balcony is perfect for enjoying warm summer evenings or hosting BBQs. You'll find two spacious bedrooms, a 4-piece slate-tiled bathroom, in-suite laundry, and a large in-unit storage room — ideal for seasonal items or extra gear. The unit also includes covered parking, providing convenience and protection during Calgary's winter months. Location-wise, this centrally located condo delivers: just steps from Foothills Medical Centre and the University of Calgary's medical campus, and minutes from the University District and Market Mall — two of Calgary's most vibrant and desirable hubs for shopping, dining, and entertainment. Nature lovers will enjoy the nearby Bow River pathways and St. Andrews Park. This home stands out as an exceptional opportunity for homeowners seeking peace of mind, medical professionals, students, or savvy investors. Don't miss this top-floor gem offering space, style, and year-round comfort in a premium NW location!