908, 1540 29 Street NW
Calgary, Alberta

MLS # A2237406

$324,900

Division:	St Andrews Heights
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	1,033 sq.ft.	**Age:**	1978 (47 yrs old)
Beds:	2	**Baths:**	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Slate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 563
Basement:	-	**LLD:**	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	**Zoning:**	M-C1 d75
Foundation:	-	**Utilities:**	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Storage		

Inclusions:	n/a

OPEN HOUSE SATURDAY JULY 12th from 1:00-3:00pm...Imagine the convenience and both time and cost savings (no parking fees!) of being able to walk out your door and across the street to the Foothills Medical Center and the new Arthur J.E. Child Comprehensive Cancer Center. There are very limited lower cost options with this proximity and demand will only grow. Use it for yourself or make a solid investment and rent it out to hospital workers or the steady flow of medical students that frequently inhabit the complex. Demand is usually no problem with the amount of living space offered at the price point. Enjoy one of the best locations in the complex. It is a TOP FLOOR, END UNIT with a sunny SOUTHWEST facing balcony and one of the shortest walks to the Hospital. Gleaming hardwoods throughout the living area, carpeted bedrooms and hallway and an open kitchen all add to the package. Do your laundry in the comfort of your own suite. Enjoy the convenience of the ample in suite storage room complete with your own furnace and hot water tank. Keep the snow off your car in the covered parking stall. With reasonable condo fees currently at $563.08 per month, this well-managed complex has undergone extensive exterior upgrades in recent years which have been paid for and the reserve fund is still a very healthy amount. For many reasons, this one is worth examining further. Come and see for yourself today.