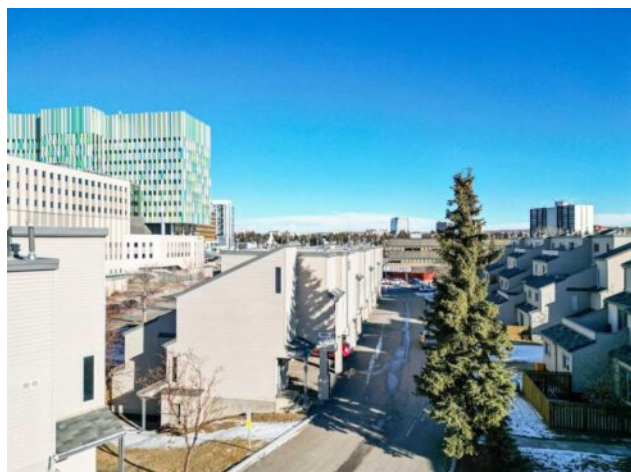


1014, 1540 29 Street NW
Calgary, Alberta

MLS # A2295208



\$285,000

Division:	St Andrews Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	982 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood

Sewer: -

Roof: Asphalt Shingle, Membrane

Condo Fee: \$ 556

Basement: None

LLD: -

Exterior: Stucco, Vinyl Siding, Wood Frame

Zoning: M-C1 d75

Foundation: -

Utilities: -

Features: Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home

Inclusions: Furniture

Make sure to check out this conveniently located complex of mature townhomes. The Foothills Hospital is just across the street, and the university is a 10-minute bus ride away. This apartment sits securely on the second floor, yet offers main-floor access without the need to climb any stairs. Inside, you'll find a practical floor plan with open, light-filled interiors and generous storage. A spacious living room opens onto a huge terrace — the perfect place to unwind at the end of the day. The adjacent kitchen is thoughtfully designed around a functional central island, offering plenty of counter space and numerous cupboards. A comfortable dining area is conveniently located nearby. Easy-to-maintain hardwood flooring flows throughout the living room, dining room, and kitchen. Two well-sized bedrooms, a full bathroom, a laundry room, and additional storage complete the interior. Outside, the property includes an assigned covered parking stall just by the front entrance. Up to two pets are permitted with board approval, but no short-term rentals are allowed. The complex is very well run with a large reserve fund. Thanks to its fantastic location, this apartment is also extremely easy to rent out. It's a winning decision — book your showing today!