

# \$305,000 - 508, 1540 29 Street Nw, Calgary

MLS® #A2216252

**\$305,000**

2 Bedroom, 1.00 Bathroom, 1,045 sqft

Residential on 0.00 Acres

St Andrews Heights, Calgary, Alberta

Prime investment opportunity located directly across from Foothills Hospital, the new Cancer Centre, and within walking distance to the University of Calgary. This 2-bedroom, 1-bath home offers exceptional value for both homeowners and investors alike. Upon entry, youâ€™ll be welcomed by beautiful laminate flooring and open layout. The kitchen is equipped with ample cabinetry and appliances, while the spacious living room is filled with natural light and provides access to a private balcony, where you can relax and enjoy the surrounding beauty. The primary bedroom offers comfort and space, complemented by a second bedroom, a full 4-piece bathroom, and a laundry room that enhances the functionality of the home. For added convenience, covered parking is included. Ideally location, just minutes to downtown and walkable to C-train access, shopping, river paths, and both Foothills and Childrenâ€™s Hospitals. Donâ€™t miss out on this outstanding opportunityâ€”book your private showing today!

Built in 1978

## Essential Information

MLS® #	A2216252
Price	\$305,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,045
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	508, 1540 29 Street Nw
Subdivision	St Andrews Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4M1

### **Amenities**

Amenities	Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Attached Carport

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	City Lot, Low Maintenance Landscape, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
-------------	---------------

Days on Market	79
Zoning	M-C1

## **Listing Details**

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.