

# \$275,000 - 508, 1540 29 Street Nw, Calgary

MLS® #A2246670

## \$275,000

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, you'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 Children's Hospitals. Don't miss out on this outstanding opportunity—book your private showing today!



Built in 1978

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2246670  |
| Price     | \$275,000 |
| 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      | Snow Removal, Trash, Parking, Storage, 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                            |

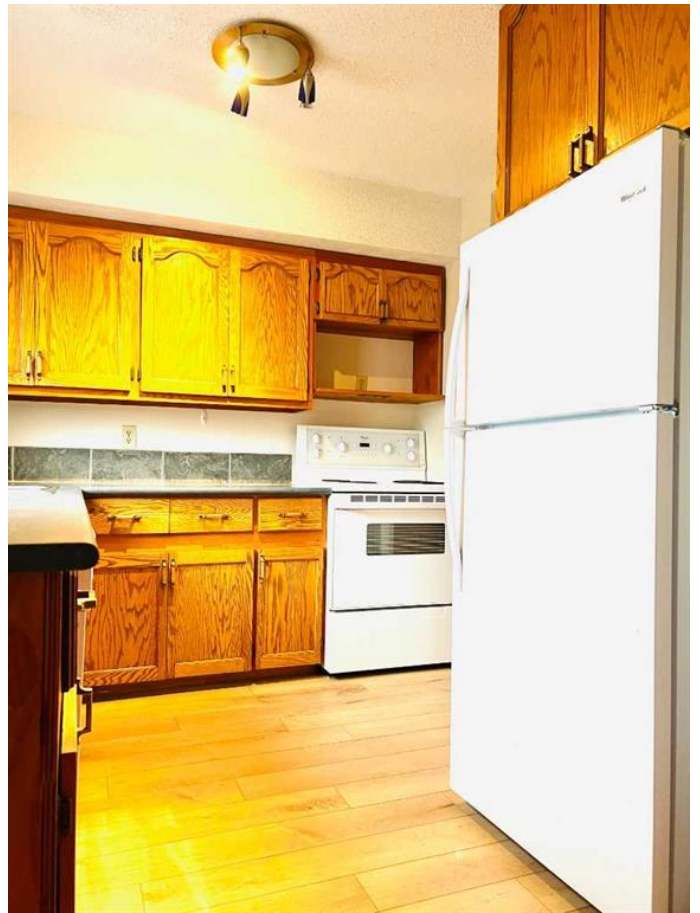
### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2025 |
|-------------|------------------|

|                |          |
|----------------|----------|
| Days on Market | 102      |
| Zoning         | M-C1 d75 |

### **Listing Details**

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



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.