

509, 1540 29 Street NW  
Calgary, Alberta

MLS # A2199959



**\$365,000**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | St Andrews Heights                   |               |                   |
| <b>Type:</b>     | Residential/Other                    |               |                   |
| <b>Style:</b>    | Bungalow                             |               |                   |
| <b>Size:</b>     | 910 sq.ft.                           | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 2                                    | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Covered, Stall                       |               |                   |
| <b>Lot Size:</b> | -                                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, Low Maintenance Landscape |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan, See Remarks, Separate Entrance, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 507

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** n/a

Welcome to your two bedroom, one bathroom townhouse in St. Andrews Heights. Located very close to the Foothills Hospital, this townhouse also offers convenient access to McMahon Stadium, Market Mall, and the University of Calgary, all while providing comforts of home. The 910 sq feet of space has just been painted, and the carpets, floors and baseboards are all new. In addition to a large, private fenced maintenance free yard, there is also one assigned covered parking stall. This unit is found further from 29 street making it a quieter unit then others in the complex. In unit washer and dryer, and a large open kitchen with ample cabinets and storage all make it easy to call this space home or even a great investment property.