



**DJ Golden**  
**REAL ESTATE**

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**508, 1540 29 Street NW**  
**Calgary, Alberta**

**MLS # A2216252**



**\$305,000**

<b>Division:</b>	St Andrews Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,045 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Attached Carport		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot, Low Maintenance Landscape, Paved		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Vinyl

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 575

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** None

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!