

**807, 1540 29 Street NW**  
**Calgary, Alberta**
**MLS # A2223978**

**\$356,999**

<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>	1,229 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 674
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:**    Portable AC Unit

Located directly across from Foothills Hospital and the new Cancer Centre, and within walking distance to the University of Calgary, this extra-large 3-bedroom plus den condo offers over 1,000 sq ft of comfortable, move-in-ready living in one of Calgary's most desirable neighbourhoods. The layout is spacious and functional, featuring beautiful hardwood floors, a bright kitchen with new appliances, and a large living room that offers plenty of space to relax or entertain. One of the highlights is the massive private patio, which gets sun throughout the afternoon and evening—perfect for summer gatherings or unwinding at the end of the day. The unit also includes in-suite laundry and covered parking. The complex is well-managed and has recently undergone significant exterior upgrades, giving buyers peace of mind for years to come. Whether you're a homeowner looking for space and convenience or an investor targeting strong rental demand from medical professionals and students, this property is a rare find in a high-demand location.