

# \$353,000 - 807, 1540 29 Street Nw, Calgary

MLS® #A2249136

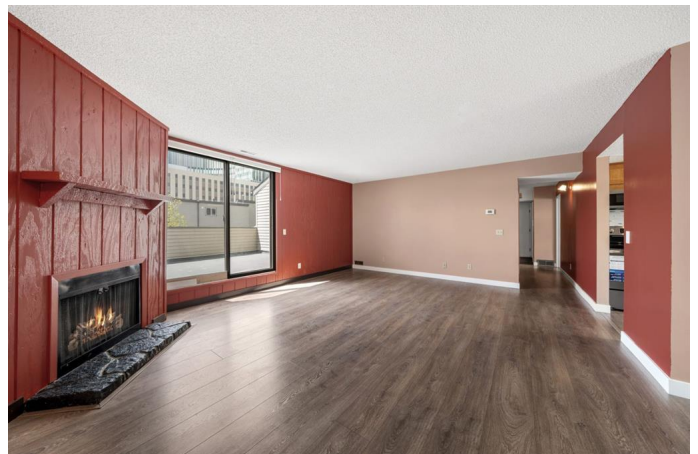
**\$353,000**

3 Bedroom, 1.00 Bathroom, 1,229 sqft

Residential on 0.00 Acres

St Andrews Heights, Calgary, Alberta

Perfect investment property!! 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 in a fantastic location!



Built in 1978

## Essential Information

MLS® #	A2249136
Price	\$353,000
Bedrooms	3

Bathrooms	1.00
Full Baths	1
Square Footage	1,229
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	807, 1540 29 Street Nw
Subdivision	St Andrews Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N4M1

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

### Additional Information

Date Listed	August 16th, 2025
Days on Market	1
Zoning	M-C1 d75

## Listing Details

Listing Office	eXp 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.