

# \$345,000 - 1103, 1540 29 Street Nw, Calgary

MLS® #A2210529

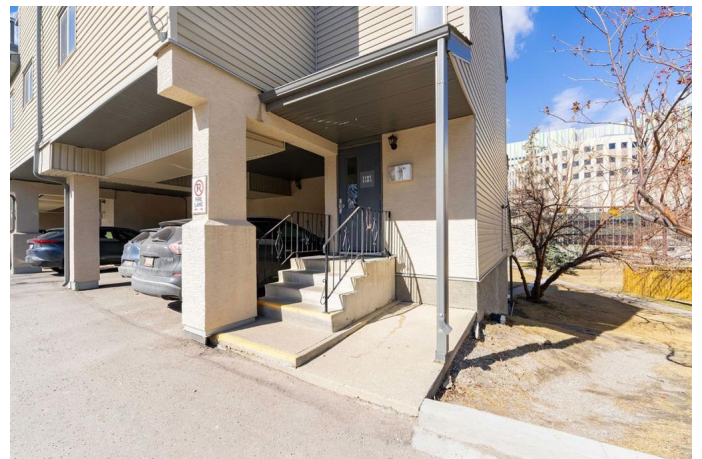
**\$345,000**

3 Bedroom, 1.00 Bathroom, 1,230 sqft

Residential on 0.00 Acres

St Andrews Heights, Calgary, Alberta

Ideal for Medical Professionals, Students, or Investors! Right across the street from Foothills Hospital, Arthur J.E. Cancer Center and a short walk to the University of Calgary, this oversized 3-bedroom + den condo offers the space, location, and flexibility that's hard to come by in this price range. With over 1,200 sq ft of functional living space, this corner unit is filled with natural light and has no shared walls – offering a sense of privacy that's rare in condo living. The layout includes a generous open-concept living and dining area, a bright kitchen, and a huge bonus: nearly 300 sqft of private patio that gets great afternoon and evening sun – perfect for summer lounging or casual get-togethers. Additional features include hardwood and slate flooring, in-suite laundry, a wood-burning fireplace for cozy winter nights, double sinks in the bathroom, and a large in-unit storage room. Covered parking is included, and the building has seen recent exterior updates, giving peace of mind to owners and investors alike. This location is ideal for anyone working or studying nearby. Just minutes to downtown and walkable to C-train access, shopping, river paths, and both Foothills and Children's Hospitals – this is a solid option for a low-commute, active lifestyle. Whether you're looking for a place to call home or an income property in one of Calgary's most consistent rental markets, this unit is worth a look.



Built in 1978

## Essential Information

MLS® #	A2210529
Price	\$345,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,230
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

## Community Information

Address	1103, 1540 29 Street Nw
Subdivision	St Andrews Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4M1

## Amenities

Amenities	Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall, Attached Carport, Covered, Plug-In

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Oven, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Stone, Wood Burning

Basement	None
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## Exterior

Exterior Features	Balcony, Lighting, Storage
Lot Description	City Lot, Low Maintenance Landscape, Paved, Yard Lights
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	9
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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