

# \$329,000 - 905, 1540 29 Street Nw, Calgary

MLS® #A2217774

**\$329,000**

2 Bedroom, 1.00 Bathroom, 917 sqft  
Residential on 0.00 Acres

St Andrews Heights, Calgary, Alberta

Prime investment opportunity across from Foothills hospital, the new Cancer Center and walking distance to U of C! Note the preferred, well-designed FLOOR PLAN to other units that are currently on the market. Perfect location within the complex; where you'll enjoy the quiet in your oversized SW facing fenced yard. This unit is 'move in' ready, boasting newer countertops, new furnace & new tub-surround. Features of note include: timeless maple hardwood flooring & cabinets, microwave hood fan, in-suite laundry & storage, a beautiful open floor plan, an abundance of natural light shining through the double patio doors, assigned covered parking stall close to unit, visitor parking, a short walk to the hospital, shopping, transit and so much more! You MUST come see this home to appreciate all that it has to offer. This well-managed/maintained Complex offers comfort and investment potential in one of Calgary's most desirable neighborhoods. Book your private viewing today!



905-1540 29 St NW, Calgary - MAIN



| Room               | Dimensions    |
|--------------------|---------------|
| Patio              | 39'0" x 10'6" |
| Living             | 19'2" x 11'5" |
| Dining             | 8'1" x 8'9"   |
| Kitchen            | 10'8" x 8'0"  |
| Bedroom 4P         | 8'1" x 4'11"  |
| Primary Bedroom    | 13'3" x 10'4" |
| Bedroom            | 12'9" x 8'8"  |
| Entrance           | 5'9" x 3'5"   |
| Mechanical Storage | 14'1" x 4'9"  |
| Laundry            | 5'3" x 2'11"  |

Disclaimer: To be used only for the marketing of the subject property, and only by the client, listed below and/or other parties directly connected to the marketing/sale process. May not be published, distributed or used for other purposes. Basic dimensions of the property are approximate. Please verify accuracy is to be not guaranteed, but appropriate for any and all architectural considerations.

Client: Tim Volkman

May 6, 2025

Job #: 063311

Built in 1978

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2217774  |
| Price      | \$329,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |

|                |               |
|----------------|---------------|
| Square Footage | 917           |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 905, 1540 29 Street Nw |
| Subdivision | St Andrews Heights     |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2N 4M1                |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking     |
| Parking Spaces | 1                                        |
| Parking        | Assigned, Stall, Carport, Guest, Plug-In |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Basement          | None                                                                                          |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | None                     |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 14            |

Zoning

M-C1

Listing Details

Listing Office

Purpose Realty



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