



## 1540 29 Street Calgary Alberta

\$389,900

Prime investment location across from Foothills Hospital, the new Cancer Center and walking distance to the University of Calgary. This extra large 1237 sq foot 3-bedroom PLUS den home offers an exceptional opportunity for both homeowners and investors. No shared walls with any other unit. The unit is move-in ready, featuring beautiful hardwood floors, new bedroom carpets, and a well-designed open floor plan. The bright and open kitchen flows seamlessly into the dining area and the expansive living room. One of the best features is the massive private patio which gets sunshine all afternoon and evening for beautiful summer entertaining. Additional perks include in-suite laundry, covered parking, and the option for additional storage. The well-maintained complex has recently undergone extensive exterior upgrades and is well managed. This condo offers comfort and investment potential in one of Calgary's most desirable neighbourhoods. Whether you're looking to make it your home or take advantage of the high demand from medical professionals and students, don't miss this rare opportunity! (id:6769)

Living room 19.17 Ft x 16.25 Ft

Kitchen 10.42 Ft x 8.08 Ft

Dining room 8.75 Ft x 8.08 Ft

Primary Bedroom 13.50 Ft x 10.25 Ft

Bedroom 11.92 Ft x 8.08 Ft

Bedroom 16.50 Ft x 8.50 Ft

Den 6.75 Ft x 8.42 Ft

5pc Bathroom Measurements not available

Furnace 9.92 Ft x 4.50 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca