



# 1540 29 Street Calgary Alberta

\$315,000

Spanning a spacious single level, this immaculate top-floor end unit offers a rare combination of bungalow-style living and urban convenience, making it a standout choice for young professionals, downsizers, and savvy investors alike. The interior features a bright, open-concept kitchen and a sun-drenched breakfast nook that flows into a massive living area, all complemented by upgraded windows, lighting, and paint. The versatile layout includes a good-sized primary retreat, two additional queen bedrooms, and a convenient den, perfect for a home office. Outdoor living is elevated by a massive west-facing private deck, and you get 2 covered side-by-side stalls right outside your front door, which is a rare luxury in this complex. Strategically positioned in Calgary's premier medical and education hub, you are just steps from the Foothills Hospital, the new Cancer Centre, the Children's Hospital, and the University of Calgary, with immediate access to the river path system and a quick commute to both downtown and the mountains. This prime location has made the property a great investment asset with a proven track record, having been consistently rented with zero vacancy for years, offering exceptional income potential for the next owner. Ready for a quick possession, book your showing today! (id:6769)

5pc Bathroom 8.42 Ft x 7.17 Ft

Primary Bedroom 10.50 Ft x 12.75 Ft

Bedroom 8.42 Ft x 16.25 Ft

Bedroom 11.75 Ft x 8.00 Ft

Den 6.50 Ft x 8.25 Ft

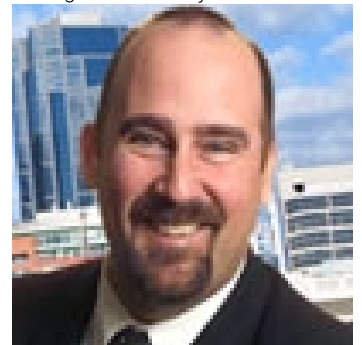
Dining room 7.75 Ft x 8.25 Ft

Kitchen 11.50 Ft x 8.25 Ft

Living room 19.00 Ft x 15.92 Ft

Furnace 4.67 Ft x 9.67 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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