



# 1540 29 Street Calgary Alberta

\$309,000

Location, lifestyle, and long-term value converge in this top-floor, end-unit condo ideally positioned directly across the street from Foothills Medical Centre and the Arthur J.E. Child Comprehensive Cancer Centre. Set within St. Andrews Heights, one of Calgary's most prestigious and sought-after neighbourhoods, this address is highly coveted by discerning buyers, medical professionals, students, and investors alike. This well-maintained 2-bedroom, 1-bathroom condo is vacant and move-in ready, offering a bright, open-concept layout enhanced by east- and west-facing windows that flood the space with natural light throughout the day, creating an airy feel that lives larger than expected. The generous primary bedroom comfortably accommodates a king-size bed, ideal for everyday comfort. A rare and highly valuable feature in this building, this unit is one of the only residences equipped with air conditioning, allowing you to stay cool and comfortable during Calgary's increasingly hot summer months. With A/C already installed, there's no need to worry about future upgrades--this home is truly move-in ready and future-proofed. As a top-floor corner unit, the home enjoys added privacy, minimal noise, and excellent cross-ventilation. The living area flows seamlessly onto a private west-facing patio, creating an elevated urban retreat--perfect for relaxing after long shifts, hosting summer evenings, or enjoying Calgary's stunning sunsets. Another standout feature is the dual building access with entrances on both the north and south sides, offering flexible, convenient coming and going, easier guest access, and efficient entry depending on parking, weather, or daily routines--an added layer of functionality and privacy not commonly found in condo living. Additional highlights include in-suite full-size laundry and an assigned covered carport parking stall, providing comfort and ...

Kitchen 10.50 Ft x 8.58 Ft  
 Dining room 8.75 Ft x 8.58 Ft  
 Living room 18.92 Ft x 18.58 Ft  
 Laundry room 5.08 Ft x 2.83 Ft

Furnace 10.75 Ft x 6.75 Ft  
 Primary Bedroom 10.75 Ft x 12.17 Ft  
 Bedroom 10.00 Ft x 12.17 Ft  
 4pc Bathroom 8.00 Ft x 8.17 Ft

Listing Presented By:



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