

508, 1540 29 Street NW
Calgary, Alberta

MLS # A2246670



\$275,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 575
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	None		

Prime investment opportunity located directly across from Foothills Hospital, the new Cancer Centre, and within walking distance to the University of Calgary. This 2-bedroom, 1-bath home offers exceptional value for both homeowners and investors alike. Upon entry, you’ll be welcomed by beautiful laminate flooring and open layout. The kitchen is equipped with ample cabinetry and appliances, while the spacious living room is filled with natural light and provides access to a private balcony, where you can relax and enjoy the surrounding beauty. The primary bedroom offers comfort and space, complemented by a second bedroom, a full 4-piece bathroom, and a laundry room that enhances the functionality of the home. For added convenience, covered parking is included. Ideally location, just minutes to downtown and walkable to C-train access, shopping, river paths, and both Foothills and Children’s Hospitals. Don’t miss out on this outstanding opportunity&mdashbook your private showing today!