



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

804, 1540 29 Street NW
Calgary, Alberta

MLS # A2318736



\$309,900

Division:	St Andrews Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,111 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 595
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Microwave Hood Fan (As-is)

This top-floor end unit offers something genuinely hard to find in this price range: privacy, natural light from multiple exposures, and no neighbours above or to the side. This two-bedroom condo offers a quiet, light-filled retreat in one of NW Calgary's most sought-after locations. Hardwood floors run throughout the main living areas, lending the home a warm and polished character that carries from the moment you step inside. The living and dining areas flow together in an open, generous layout anchored by a living room of exceptional scale. It is the kind of space that adapts easily to how you live, whether that means a cozy evening in or having people over. West-facing and bathed in afternoon and evening light, the private patio just off the main living area adds a peaceful outdoor dimension that feels like a genuine extension of the home rather than an afterthought. The kitchen is well laid out with a compact island that adds a useful bit of extra prep space without crowding the room. Two well-proportioned bedrooms offer a comfortable separation between rest and living, supported by a spacious 4-piece bathroom and a dedicated laundry and utility room that keeps everything practical and organized. Beyond the front door, the location speaks for itself. Foothills Medical Centre is steps away, the University of Calgary and Alberta Children's Hospital are minutes out, and the Bow River pathway system is easily accessible for those who like to start or end the day outdoors. Quiet, walkable, connected, and the privacy that only a top-floor unit can offer.