

# \$314,000 - 1104, 1540 29 Street Nw, Calgary

MLS® #A2228560

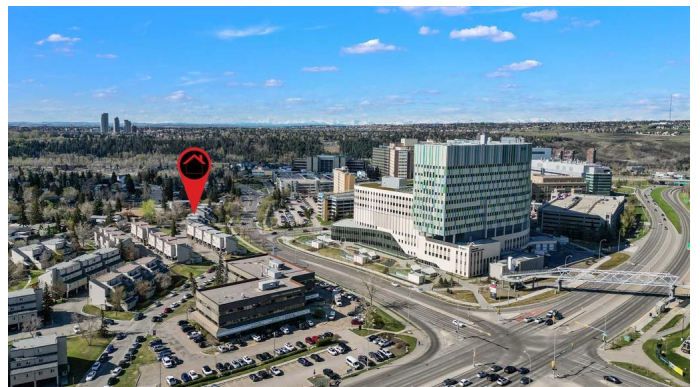
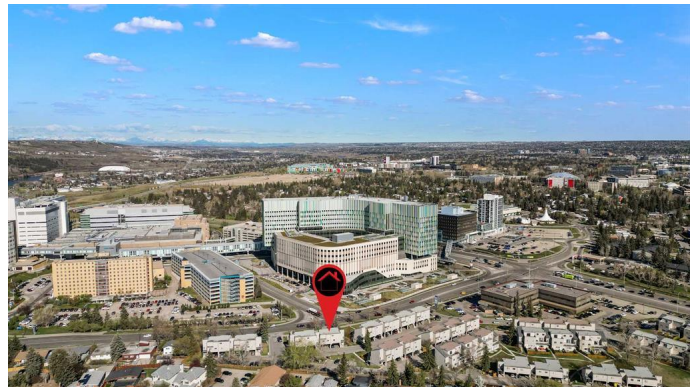
**\$314,000**

2 Bedroom, 1.00 Bathroom, 1,031 sqft

Residential on 0.00 Acres

St Andrews Heights, Calgary, Alberta

Welcome to Unit 1104 at 1540 29 St NW – a rare owner-occupied, top-floor corner condo offering over 1,000 sq. ft. of beautifully finished living space in one of Calgary’s most sought-after locations. This bright, open-concept home is loaded with upgrades, including hardwood and slate flooring, stainless steel appliances, maple cabinetry, new washer and dryer, and the comfort of central air conditioning – a standout feature rarely found in comparable units. The functional layout is ideal for entertaining, and the expansive west-facing balcony is perfect for enjoying warm summer evenings or hosting BBQs. You'll find two spacious bedrooms, a 4-piece slate-tiled bathroom, in-suite laundry, and a large in-unit storage room – ideal for seasonal items or extra gear. The unit also includes covered parking, providing convenience and protection during Calgary’s winter months. Location-wise, this centrally located condo delivers: just steps from Foothills Medical Centre and the University of Calgary’s medical campus, and minutes from the University District and Market Mall – two of Calgary’s most vibrant and desirable hubs for shopping, dining, and entertainment. Nature lovers will enjoy the nearby Bow River pathways and St. Andrews Park. This home stands out as an exceptional opportunity for homeowners seeking peace of mind, medical professionals, students, or savvy investors. Don’t miss this top-floor gem offering space, style, and



year-round comfort in a premium NW location!

Built in 1978

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228560          |
| Price          | \$314,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,031             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1104, 1540 29 Street Nw |
| Subdivision | St Andrews Heights      |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2N 4M1                 |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                    |
| Parking        | Assigned, Carport, Stall             |

**Interior**

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                         |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                 |
| Cooling           | Central Air                                                                             |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |

|              |                       |
|--------------|-----------------------|
| Fireplaces   | Electric, Living Room |
| # of Stories | 4                     |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 35             |
| Zoning         | M-C1           |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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