



113, 3125 39 Street NW
Calgary, Alberta

MLS # A2319573



\$479,900

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	941 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 764
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: see appliances

Discover a spacious and well-designed townhome-style condo in Calgary's vibrant University District, offering one of the larger floor plans in the complex and a layout ideal for modern urban living. This two-level ground floor unit is thoughtfully designed to provide both functionality and privacy, making it well suited for students, young professionals, or shared living. The main level features 9' ceilings, large windows, and a bright open-concept layout connecting the kitchen, dining, and living areas. The gourmet kitchen includes built-in appliances, contemporary finishes, and a central island that is perfect for both everyday living and entertaining. Step outside to your private patio with gas line—ideal for BBQ season. Upstairs, you'll find two generously sized bedrooms, each offering ample space for a bed, desk, and additional furnishings, along with large closets. The separation between living and sleeping areas provides added privacy, especially for roommates or those working or studying from home. The primary bedroom also features access to a private upper balcony—an inviting space to relax and unwind. With two full bathrooms upstairs and a convenient main floor powder room, the layout offers flexibility for both owners and guests. The unit has been recently updated and is in excellent condition, featuring fresh paint, quality flooring, and well-finished tile work throughout. In-suite laundry adds everyday convenience. Additional highlights include titled heated underground parking with a larger stall, an assigned storage locker, and secure interior access to the unit. Located on the east side of University District, this home offers exceptional walkability to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Market Mall, and an array of shops, restaurants, and everyday amenities just one block away.

This location is especially convenient for students, faculty, and healthcare professionals seeking easy access to campus and surrounding facilities. Situated within a well-established, low-rise development by Truman Homes, this property offers a more intimate residential setting compared to higher-density buildings. A great opportunity for those looking for a well-located home in a dynamic and amenity-rich community, with potential appeal for investors given its proximity to the university.