



GRASSROOTS
REALTY GROUP

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408, 3130 Thirsk Street NW
Calgary, Alberta

MLS # A2333025



\$519,900

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	930 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 739
Basement:	-	LLD:	-
Exterior:	Brick, Other, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks		

Inclusions: None

STUNNING MULTI-LEVEL APARTMENT | SOUTH EXPOSURE | PRIME PARK-SIDE LOCATION! Welcome to Noble in University District, one of the most vibrant and walkable communities in the city! Noble offers a sustainable, Scandinavian-inspired urban lifestyle, designed with a timeless, minimalist, and functional interior layout that maximizes natural light. Don't miss out on this opportunity to own a rare multi-level residence offering an elevated lifestyle with high-quality finishings inside and out. Highlights of this impressive home include a bright and open-concept main level with 9ft ceilings, luxury vinyl plank flooring, and a CHEF'S KITCHEN featuring the large island upgrade | custom paneled refrigerator and dishwasher | sleek modern flush cabinetry | and quartz counters. Dual patio doors open up from the main living area onto a MASSIVE 232 SQFT SOUTH-FACING OUTDOOR SPACE with lovely courtyard views, perfect for entertaining! Walk through the main level where you will discover the spacious living and dining areas filled with natural light from the south exposure. Head down to the privately located lower level to uncover the massive primary bedroom featuring a walk-in closet, a secluded private balcony, and a spa-like ensuite bath with stylish undermount cabinet lighting. You will also find a large second bedroom, another full bathroom with marble tile finishings, and a big storage area neatly tucked under the stairs. For ultimate convenience, this unique layout offers two separate unit entry points accessible on each level, along with a titled underground parking stall. University District has so much to offer with award-winning parks right in your backyard, including a full park directly across the street and pathways leading to ponds, playgrounds, fitness classes, and a seasonal outdoor rink. You are just steps away from local amenities,

trendy restaurants, shopping, groceries, a Cineplex VIP theatre, the University of Calgary, Foothills and Children's Hospitals, and quick transit or highway access to downtown and the mountains. This home shows 10/10—come check it out before it's gone! *Virtually staging used in some photos*