



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

415, 3130 Thirsk Street NW
Calgary, Alberta

MLS # A2333457



\$519,900

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	858 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 693
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
Inclusions:	none		

Experience elevated living in the heart of Calgary's award-winning University District. This exceptional top-floor, two-storey, residence in Noble by Truman offers the perfect combination of modern design, privacy, and an unbeatable location just minutes from the University of Calgary, Foothills Medical Centre, and the Alberta Children's Hospital. Designed for anyone looking for a vibrant urban lifestyle, this beautifully appointed home features 2 bedrooms, 2.5 bathrooms, 2(!) titled underground parking stalls, and two private outdoor spaces, including an impressive patio that's perfect for entertaining or relaxing after a busy day. The bright, open-concept main level is filled with natural light from two oversized sliding patio doors that connect the living space to the expansive balcony. Whether you're hosting friends, enjoying your morning coffee, or unwinding in the evening, this outdoor extension of the home is a real standout. A thoughtfully positioned nook between the patio doors creates the ideal home office or study space. The contemporary kitchen is as functional as it is stylish, featuring quartz countertops, a large island with seating, sleek flat-panel cabinetry, a panelled Fisher & Paykel refrigerator and dishwasher, a stainless steel range and microwave, and plenty of storage. A convenient powder room and in-suite laundry complete the upper level. Downstairs, both bedrooms offer excellent privacy. The spacious primary suite includes a walk-in closet with custom built-in shelving, a beautifully finished ensuite with a walk-in shower, and direct access to its own private balcony. The second bedroom is perfectly suited for roommates, a guest room, or a dedicated home office. A gorgeous full four-piece bathroom and additional storage beneath the staircase add to the home's thoughtful design. Life at Noble extends well beyond your front door. University District is one of

Calgary's premier master-planned communities, offering more than 50 shops, restaurants, caf  s, fitness studios, and everyday amenities just steps away. Enjoy local favourites including Charcut, Connie & John's Pizza, OEB Breakfast Co., Village Ice Cream, and Monogram Coffee, or take advantage of nearby fitness studios, boutique shopping, grocery stores, and wellness services. Outdoor enthusiasts will enjoy over 40 acres of parks and green space, scenic ponds, walking and cycling pathways, off-leash dog parks, and Central Commons Park, where year-round events, splash pads, markets, concerts, and community gatherings create an incredible neighbourhood atmosphere. With quick access to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, the Cancer Centre, Market Mall, downtown Calgary, and the Bow River pathway system, this location offers an exceptional balance of career, convenience, and lifestyle. This top-floor home is an opportunity to enjoy one of Calgary's most walkable and sought-after communities.