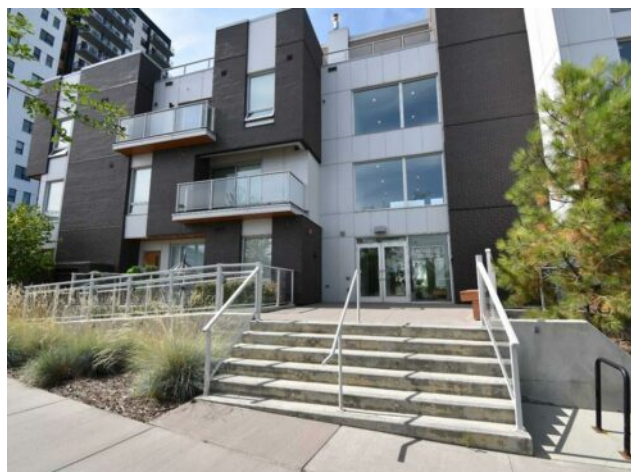


205, 3125 39 Street NW
Calgary, Alberta

MLS # A2252690



\$329,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	456 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 369
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	M2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Noble, located in the heart of the University District. This stunning 1 bedroom, 1 bathroom home offers laminate and tile flooring a modern contemporary style with open concept layout. The bright white kitchen features quartz countertops, ample cabinet and counter space, a full height backsplash, breakfast bar & upgraded appliances. Enjoy an abundance of natural light in the spacious living room with large sliding glass doors leading out to a private covered balcony where you can enjoy your morning coffee, Don't miss the natural gas line for the BBQ. The primary bedroom features barn doors and a walk-in closet,. Rounding off this beautiful home is a 4 piece bath with in-suite laundry. Just a short walk or bike ride to The University of Calgary, Alberta Children's Hospital, Market Mall and the Foothills Hospital. Enjoy the many amenities that the University District has to offer including retail districts, open spaces/parks & biking & walking trails. This unit also includes 1 titled, secure, heated underground parking stall and access to two rooftop patios. Don't miss out! Call today for more information or to schedule a private showing!