



3125 39 Street Calgary Alberta

\$354,900

COME VIEW THE 3D TOUR - Click on the Multimedia/Virtual Tour button! Welcome to Noble and this beautiful, well appointed, one-bedroom, one-bathroom third floor end of corridor unit in super desirable University District! Step beyond the front door to the spacious foyer area that has a coat closet near to the entrance. Nine foot ceilings enhance the sense of space. Wide plank laminate flooring flows through most of the living areas. Contemporary light fixtures illuminate the space. To your right, the sleek kitchen is as contemporary as it gets - aesthetically pleasing, white, flat panel and soft closing extended height cabinets offer masses of storage space, as do the multiple pot and pan drawers. You will love the full backsplash, quartz countertop and the quartz breakfast bar that doubles as a workstation/study area! Quality appliances include a built-in electric stove, built-in microwave, hidden dishwasher, hidden refrigerator and a hidden hood fan. Adjacent to the kitchen/diner is the large living room. There's a built-in shelf for your television and a sliding glass door out to the spacious balcony, which has a natural gas hook up and where you can sit and enjoy morning coffee or warm summer evenings looking over the central courtyard. A space saving barn door grants access to the bedroom and from there, a further barn door leads into the excellent walk-in closet. The room benefits from a large window that also overlooks the central courtyard. The 4-piece bathroom is a delight, with its high gloss ceramic tile, under cabinet lighting, contemporary fixtures, quartz countertop with undermount sink, medicine cabinet, w.c. and a shower over the soaker bathtub. Inside the bathroom, a door leads into the laundry closet. The stacked laundry pair are included with the sale. This end of corridor unit has just one attached neighbour and is conveniently situated for the e...

4pc Bathroom 2.59 M x 1.48 M
 Primary Bedroom 3.12 M x 2.96 M
 Other 3.72 M x 2.18 M

Living room 5.14 M x 2.78 M
 Laundry room 1.01 M x .89 M

Listing Presented By:



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