



## 3125 39 Street Calgary Alberta

\$329,000

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! (id:6769)

Living room 15.75 Ft x 9.00 Ft

Other 11.83 Ft x 7.17 Ft

Primary Bedroom 9.83 Ft x 9.67 Ft

4pc Bathroom 8.17 Ft x 5.00 Ft

Laundry room 4.00 Ft x 4.00 Ft

Foyer 4.83 Ft x 7.75 Ft

Other 15.83 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.mikegoodale.ca/>



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