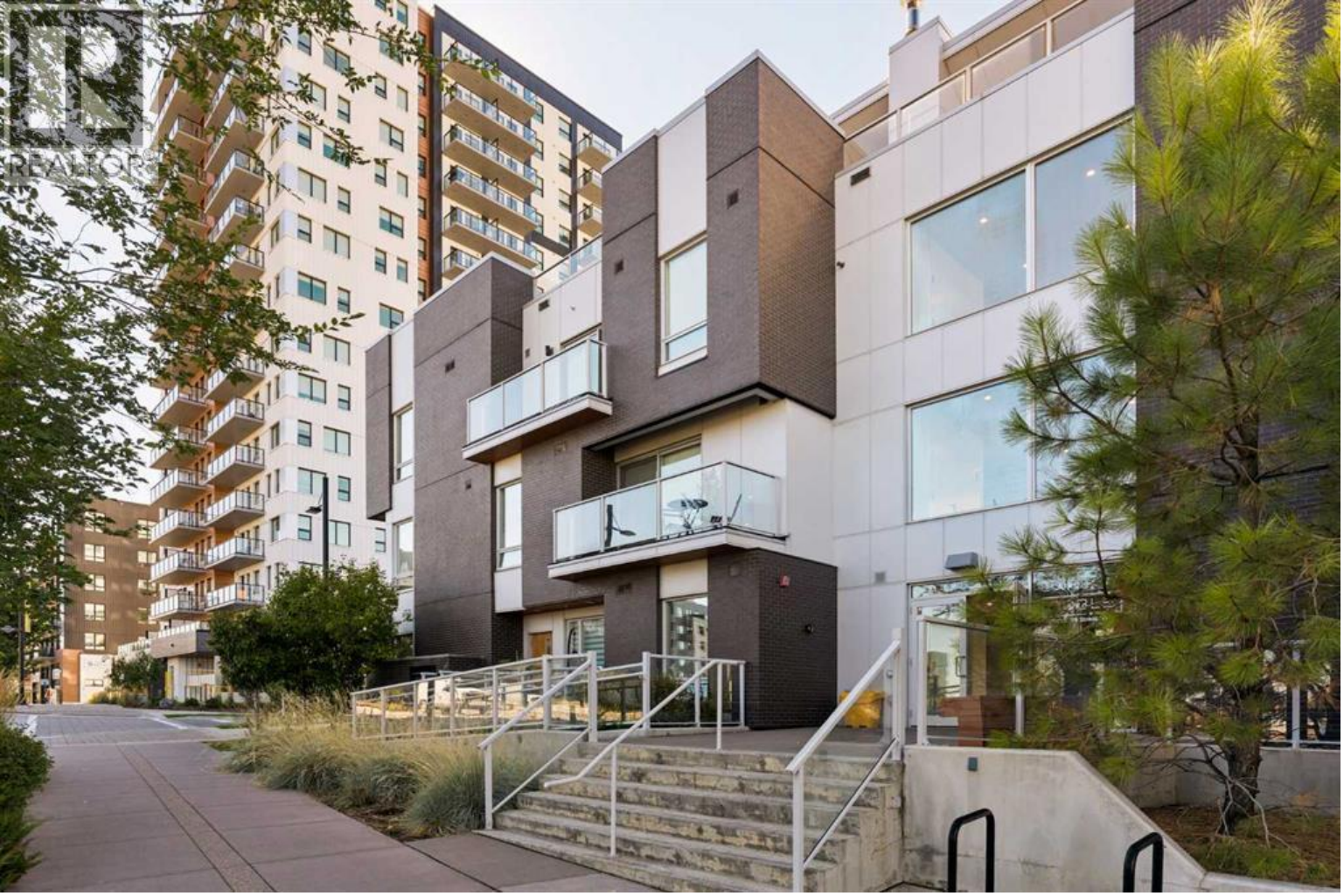


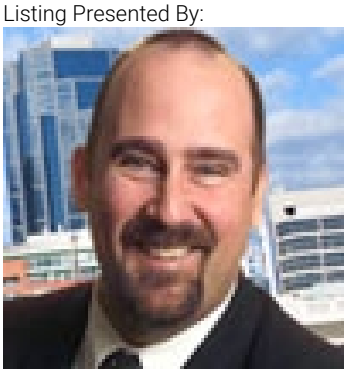
3125 39 Street Calgary Alberta

$424,900

Understated elegance meets the ease of urban living in this beautifully appointed two-level University District home. A tree-lined sidewalk leads to your private street-level entrance, with a south-facing patio framed by glass railings and equipped with a gas line for your barbecue. With 2 bedrooms, 2.5 bathrooms, and two outdoor spaces, this home combines the feel of a townhome with the convenience of condo living. Step inside to bright, front-facing living spaces with large windows and 9-foot ceilings. Contemporary laminate flooring and modern lighting create a fresh, welcoming aesthetic. The living area opens to the kitchen and dining nook, creating a comfortable setting for entertaining. The stunning white kitchen features quartz countertops, full-height cabinetry, a subway tile backsplash, and integrated appliances with stainless steel accents. Under-cabinet lighting illuminates the counters, while the upgraded island provides additional drawer storage and seating. Large windows fill the adjoining dining nook with natural light, making it an inviting place to enjoy a shared meal. A half bathroom completes the main floor. Head upstairs to find 2 bright bedrooms and 2 full bathrooms, set apart from the main living areas. The primary bedroom features a private ensuite, sliding barn doors, and access to a south-facing balcony, where leafy trees provide a lovely backdrop for morning coffee. The second bedroom offers space for family, guests, or a home office, with another full bathroom nearby. Matching laminate flooring and 9-foot ceilings continue upstairs, while in-suite laundry adds convenience. The home also offers interior access to the building's lobby and facilities, along with a titled underground parking stall. Beyond your front door, University District offers cafes, restaurants, shopping, and a movie theatre in a walkable neighbourhood. Nearby parks and ...

Living room 3.76 M x 3.35 M
Kitchen 3.57 M x 2.47 M
Dining room 2.27 M x 3.03 M
2pc Bathroom .94 M x 2.00 M
Primary Bedroom 3.82 M x 2.81 M
4pc Bathroom 2.60 M x 1.51 M
Bedroom 2.81 M x 3.09 M
3pc Bathroom 2.67 M x 1.35 M

Listing Presented By:



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