

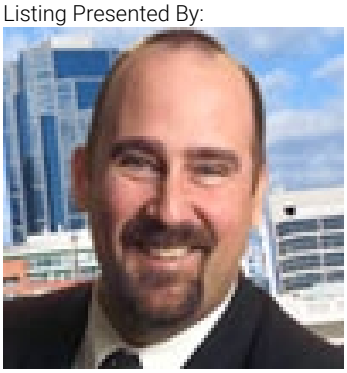
3130 Thirsk Street Calgary Alberta

$450,000

Welcome to The Noble, a stunning condominium residence in the heart of Calgary's vibrant University District. This beautifully designed two-storey, two-bedroom home, complete with two private balconies, offers an exceptional blend of style, comfort, and convenience. Ideally suited for university students, professors, physicians, and healthcare professionals, it also includes two titled underground parking stalls, three storage units, and secure bike storage for truly effortless urban living. Inside, you'll find 9-foot ceilings, engineered wide-plank luxury vinyl flooring, and contemporary energy-efficient lighting throughout. The open-concept main level seamlessly connects the living and dining areas to a thoughtfully designed kitchen featuring polished quartz countertops, a large central island, sleek modern cabinetry, a full-height backsplash, and premium energy-efficient appliances. Both bedrooms are privately situated on the upper level, along with beautifully finished bathrooms featuring high-gloss ceramic tile, quartz countertops, and under-cabinet lighting. The spacious primary suite offers generous closet space, a private four-piece ensuite, and direct access to its own balcony, creating a peaceful retreat at the end of the day. Designed for modern living, the home also features in-suite laundry and integrated smart-home wiring. Outdoor spaces are equally impressive, with two private balconies, including a spacious wraparound terrace off the kitchen and living area. Enjoy sunny morning light and desirable south-facing exposure--perfect for relaxing with a coffee, entertaining friends, or dining al fresco while taking in views of the University District. For larger gatherings, a beautifully appointed rooftop patio is conveniently located just across the hall. Living in the University District places everything you need within easy reach. Enjoy walkable acces...

Primary Bedroom 4.12 M x 2.74 M
3pc Bathroom 3.00 M x 1.50 M
Bedroom 2.96 M x 2.57 M
4pc Bathroom 2.30 M x 1.50 M
Storage 1.70 M x .90 M
2pc Bathroom 1.87 M x 1.00 M
Living room 3.93 M x 3.00 M
Kitchen 3.93 M x 3.00 M

Listing Presented By:



Originally Listed by:
Ko Realty Ltd.

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca