

3130 Thirsk Street Calgary Alberta

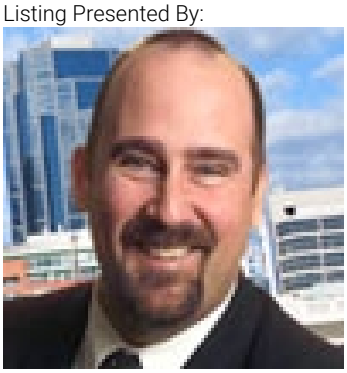
$419,000

TOP-FLOOR LIVING | 2 TITLED UNDERGROUND PARKING STALLS | 2 PRIVATE OUTDOOR PATIOS | HEART OF UNIVERSITY DISTRICTLive where Calgary comes together! Welcome to Noble by Truman, perfectly positioned in the heart of University District, where incredible restaurants, coffee shops, fitness studios, shopping, parks and entertainment are all just steps from your front door.This beautifully appointed top-floor, two-storey condo offers a hard-to-beat lifestyle, with 2 bedrooms, 2.5 bathrooms, two private outdoor spaces, and the exceptional convenience of TWO titled underground parking stalls.The bright, open-concept living area is designed for everyday comfort and entertaining, with oversized sliding patio doors that open onto an expansive outdoor patio. Whether you're enjoying your morning coffee, hosting friends, or relaxing after a busy day, this outdoor living space stands out. A thoughtfully positioned nook offers the perfect spot for a home office or study area.The contemporary kitchen combines style and functionality with quartz countertops, a generous island with seating, sleek cabinetry and integrated Fisher & Paykel appliances. A convenient powder room and in-suite laundry add to the thoughtful design.On the separate bedroom level, you'll find two bedrooms and two full bathrooms, offering privacy and flexibility for shared living, guests or a dedicated workspace. The primary suite features a walk-in closet with custom built-ins, a private ensuite with a walk-in shower and access to a second balcony. Additional storage beneath the staircase and an assigned storage locker provide even more everyday convenience.And then there's the location. Step outside and discover everything that makes University District one of Calgary's most exciting communities. Meet friends for coffee at Monogram, enjoy dinner at Charcut or Connie & John's, grab groceries at Save-On-Foods, catc...

Primary Bedroom 9.25 Ft x 10.92 Ft
Bedroom 12.42 Ft x 9.92 Ft
3pc Bathroom 10.17 Ft x 4.92 Ft
4pc Bathroom 7.58 Ft x 4.92 Ft

Living room 16.75 Ft x 15.33 Ft
Kitchen 13.00 Ft x 9.75 Ft
2pc Bathroom 3.42 Ft x 6.08 Ft

Listing Presented By:



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