



4060 Kovitz Lane Calgary Alberta

\$699,000

Welcome to Noble by Truman--where modern design, thoughtful space, and unbeatable location come together. Located in the heart of Calgary's sought-after University District, this 3 bedroom, 2.5 bathroom townhome offers 1,741 sq. ft. of beautifully finished interior space with lower level flex room, a private rooftop patio, and two titled parking stalls with direct access to your unit from the lower level. Inside, you'll find the perfect blend of contemporary comfort and upscale finishes. The modern kitchen is a true standout, featuring quartz countertops, a 5 burner gas range, Fisher Paykel refrigerator, sleek cabinetry, and eating island--designed for both everyday living and effortless entertaining. Just off the kitchen, a back door leads directly to the courtyard, offering a quiet outdoor space and easy access for pets or guests. Upstairs, three well-proportioned bedrooms await, including a primary suite complete with a private 4 piece ensuite and walk-in closet. The third level is where you'll discover a large storage room and your private rooftop patio--ideal for summer BBQ's, evening drinks, or a bit of quiet relaxation. In the basement level, you'll find a spacious flex room--perfect for a home office or gym -- as well as direct access from your unit to the parkade, where two titled parking stalls are outside your door. University District is one of Calgary's most walkable and vibrant communities, designed with lifestyle in mind. You're just steps away from everyday essentials and weekend luxuries--Monogram Coffee, Seed N Salt, UNA, Save-On-Foods, YYC Cycle, Cineplex VIP, and an ever-growing mix of local dining and boutique shops, with the University of Calgary, Alberta Children's Hospital, and Foothills Medical Centre moments away. Whether you're a professional, a growing family, or someone looking to right-size into an energetic, connected neighbourhood, t...

Primary Bedroom 10.92 Ft x 9.92 Ft
 Bedroom 9.92 Ft x 8.92 Ft
 Bedroom 9.58 Ft x 8.33 Ft
 4pc Bathroom 8.92 Ft x 7.50 Ft
 4pc Bathroom 7.92 Ft x 4.92 Ft
 Storage 15.50 Ft x 2.92 Ft

Other 12.83 Ft x 10.42 Ft
 Kitchen 11.67 Ft x 9.92 Ft
 Dining room 9.92 Ft x 6.92 Ft
 Living room 14.92 Ft x 12.92 Ft
 2pc Bathroom 6.92 Ft x 3.50 Ft

Listing Presented By:



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