

# \$329,000 - 205, 3125 39 Street Nw, Calgary

MLS® #A2252690

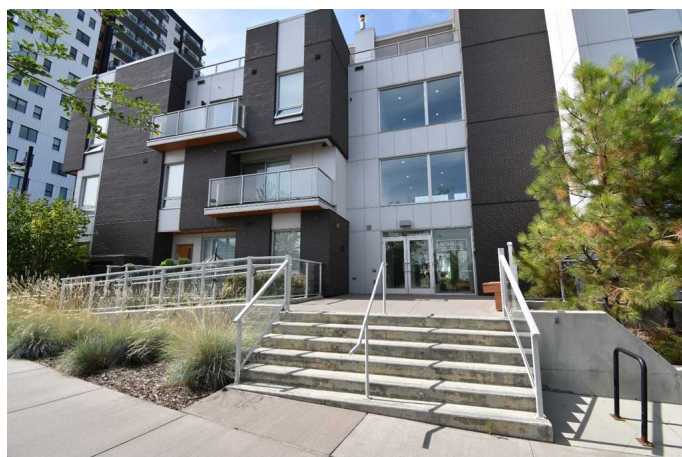
**\$329,000**

1 Bedroom, 1.00 Bathroom, 456 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

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!



Built in 2019

## Essential Information

MLS® # A2252690

Price \$329,000

Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	456
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	205, 3125 39 Street Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6H5

### Amenities

Amenities	Bicycle Storage, Elevator(s), Park, Roof Deck, Visitor Parking, Dog Park
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled, Underground, Guest
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked, Electric Oven
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Lighting
Construction	Brick, Composite Siding, Concrete, Wood Frame

### Additional Information

Date Listed	August 29th, 2025
Days on Market	2
Zoning	M2

### **Listing Details**

Listing Office	CIR Realty
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