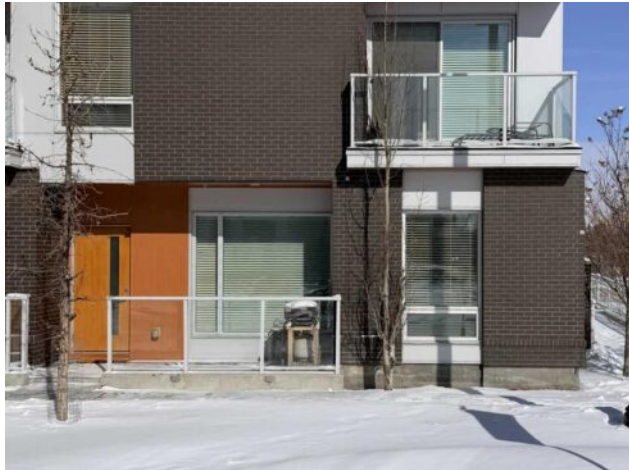


102, 3125 39 Street NW
Calgary, Alberta

MLS # A2290927



\$490,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	906 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 728
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: Some items could be negotiable, please ask if you're interested.

Possibly the best location on the block. A rare opportunity to own a two-level end unit apartment in Calgary's award-winning University District. As a coveted end unit, this home enjoys more sunlight with extra windows on the main and upper floors. Surrounded by trees and offering partial unobstructed views of University Ave, this residence puts you in the heart of the action while still a block away from main street for privacy and outdoor relaxation. Enjoy two distinct south-facing outdoor spaces, including a main-floor patio with a gas line for barbecue season, and an upper balcony for soaking in the sun. The benefit of being on the main floor is your own private exterior entrance—perfect for pet owners, cyclists, and welcoming guests who can park right out front—alongside secure interior access through the building lobby. The thoughtful floor plan separates your social and private spaces, with living and eating areas plus a convenient powder room on the main, while the bedrooms are tucked away upstairs with two full spa-like bathrooms. This family-occupied home has been kept in pristine condition and features high-end custom additions that set it apart such as a ceiling fan, a patio screen door, built-in shelves for a desk area and two TV mounts for maximizing floor space. Luxury finishings include wide-plank flooring, marbled tile, stylish barn-door closets, a gourmet kitchen with sleek built-in appliances, quartz countertops, full-height cabinetry, island seating, and undermount lighting. All drawers and cabinets are soft-close! This unit includes one titled stall in the heated underground parking, a dedicated storage locker, and use of the building's bike room. Experience the best of the University District—where sustainable design meets vibrant urban energy. Boasting a Walk Score of 90, this unit is steps away from Cineplex, Shoppers Drug Mart,

and a curated selection of restaurants and exercise facilities. Close to the University of Calgary, Alberta Children's Hospital, and Foothills Medical Centre. Call your favorite agent today, as this won't last long!