

**317, 3130 Thirsk Street NW**  
**Calgary, Alberta**
**MLS # A2217149**

**\$355,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	455 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 359
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** TV Mount

An exceptional opportunity in University District, this one bedroom, one bathroom unit in the Noble condominium offers strong rental potential in a high-demand location. Just under 500 sq. ft., this unit offers a smart layout with a modern, minimalist feel. The kitchen features integrated appliances that match the cabinetry for a clean, built-in look, paired with quartz countertops that continue through to the bathroom. A raised eating bar separates the kitchen from the living room, making the layout functional without sacrificing style or space. High ceilings in the kitchen area enhance the sense of space. The bedroom is bright and inviting, highlighted by a large window and a spacious walk-in closet. The bathroom showcases modern elegance with sleek flooring and quartz countertops, while the in-suite laundry is thoughtfully tucked away in a separate closet for added convenience and functionality. This district is a true hub of convenience. A variety of amenities are just steps away. This includes fitness options, movie theatre, restaurants, grocery stores, professional services and quick dining spots—all while being minutes from Market Mall, the University of Calgary, and the Alberta Children's Hospital. Whether you're a student, professional, or investor, this exceptional location offers the ideal balance of accessibility, lifestyle, and a strong sense of community.