

**216, 3125 39 Street NW**  
**Calgary, Alberta**

**MLS # A2244218**



**\$329,900**

|                  |                                     |               |                  |
|------------------|-------------------------------------|---------------|------------------|
| <b>Division:</b> | University District                 |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                  |
| <b>Size:</b>     | 465 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> | \$ 390 |
| <b>Basement:</b>   | -                                                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Concrete                                              | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows |                   |        |

**Inclusions:** N/A

Whether it's your first home or an investment property this is a great buy! Quick Possession Great Rental. Built buy the award winning Truman Homes, it is a certified Built Green Gold building with progressive modern designs. Walking into this bright condo you'll notice wide planked laminant floors and 9 foot ceilings that creates an open warm feeling. In the modern kitchen it comes with white polished quartz countertops, designer cabinets, built-in appliances, and you also get an island eating bar/work area which seperates the kitchen from the living room. The oversized balcony faces south onto the peaceful courtyard which is a grea place to sit and unwind after a long day, and the balcony comes with a natural gas line for your BBQ. The primary bedroom has a walk-in closet and space saving barn doors. The Bathroom has a saoker tub and shower, a night light for the Tile floors, and a in-suite laundry closet with stacking washer/dryer. This building is located in the heart of the University District with great access downtown and west to the mountains. With walking distance to the UofC, both Foothills and the Childrens Hospitals, Market Mall and all the local restrutants, shopping, cinemas, and sports complexes. This is a great place to call home. Call your favourite Realtor to view as soon as possible. Wheel Chair access ramps to the front building entrance and secure FOB system for any entrance to the building.