

**3217 39 Street NW**  
**Calgary, Alberta**

**MLS # A2254717**



**\$669,900**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,436 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 253
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Live in the heart of it all in University District! This contemporary townhome combines sleek design, low condo fees, and a walkable lifestyle that's hard to beat. Whether you're looking for a stylish home or a smart rental investment, this property offers incredible versatility. The open-concept main floor is bright and inviting, featuring soaring ceilings, wide-plank hardwood floors, and a chef-inspired kitchen with quartz countertops, stainless steel appliances, abundant cabinetry, generous counter space, and a large pantry. The dining and living areas flow seamlessly to a private balcony, perfect for entertaining or relaxing. A stylish two-piece powder room and extra storage complete this level. Upstairs, you'll find two spacious primary suites, each with its own spa-like ensuite and custom closets, plus the convenience of laundry just steps away. The entry level adds even more flexibility with a sunny den ideal for a home office, studio, or fitness space, along with direct access to the attached garage and front patio. Right outside your door, explore cafés, restaurants, Save-On-Foods, Monogram Coffee, the Cineplex VIP Cinema, and fitness studios. You're also just a short walk to the University of Calgary campus, Market Mall, the Alberta Children's Hospital, and Foothills Hospital. If you're looking for modern style, everyday convenience, a vibrant community lifestyle, or a property with strong rental potential, this home has it all. Welcome to University District living.