

# \$329,900 - 216, 3125 39 Street Nw, Calgary

MLS® #A2244218

**\$329,900**

1 Bedroom, 1.00 Bathroom, 465 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Whether it's your first home or an investment property this is a great buy! Quick Possession Great Rental. Built by 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 resturants, 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.



Built in 2018

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244218          |
| Price          | \$329,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 465               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 216, 3125 39 Street NW |
| Subdivision | University District    |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 6H5                |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Elevator(s)                         |
| Parking Spaces | 1                                   |
| Parking        | Heated Garage, Underground, Parkade |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows                               |
| Appliances        | Built-In Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Cooktop |
| Heating           | Baseboard, Natural Gas                                                                                       |
| Cooling           | None                                                                                                         |
| # of Stories      | 4                                                                                                            |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Courtyard |
|-------------------|--------------------------------------------|

Construction            Brick, Concrete, Composite Siding

**Additional Information**

Date Listed            July 29th, 2025

Days on Market        48

Zoning                 M-2

**Listing Details**

Listing Office           Hope Street Real Estate Corp.

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