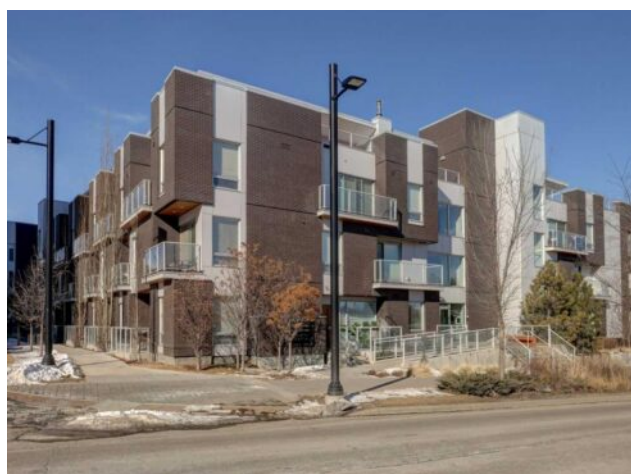


205, 3125 39 Street NW  
Calgary, Alberta

MLS # A2293372



## \$325,000

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	443 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, 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>	\$ 369
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Calgary's vibrant University District—an energetic, walkable neighbourhood designed for modern city living. Here we have a charming 1 bedroom unit with high ceilings, a modern kitchen with lots of counter space, a generous amount of cabinets and drawers, complemented by high end appliances and a bar. This unit offers you a bright and open concept living room with a work space corner, in-unit laundry and a private balcony. This unit includes an underground parking stall, a separate storage locker plus secure bike storage and access to a large rooftop patio. This location offers you easy access to bike paths and is within walking distance to the University of Calgary, Alberta Children's Hospital, the famous Market Mall, Landmark Movie Theatre, many popular restaurants, cafes, grocery stores, and lots of parks and green spaces as well as being conveniently located near public transport, buses and the c-train along with major routes like the Crowchild and Shaganappi Trail. Stylish, convenient, and perfectly located with so much to offer, this will not last so call today!