

**417, 3130 Thirsk Street NW**  
**Calgary, Alberta**

**MLS # A2235836**



**\$528,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | University District                |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                  |
| <b>Size:</b>     | 866 sq.ft.                         | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Parkade, Underground               |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                          |                   |        |
|--------------------|----------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat                                                     | <b>Condo Fee:</b> | \$ 694 |
| <b>Basement:</b>   | -                                                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Metal Siding                            | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Storage |                   |        |

**Inclusions:** Window Coverings

2 BEDROOMS, 3 BATHROOMS and 2 UNDERGROUND TITLED PARKING STALLS!! This thoughtfully designed multi-level unit offers dual access from both the 3rd and 4th floors, providing added flexibility and privacy. The upper level presents a bright and open layout where the living, dining, and kitchen flow together effortlessly, perfect for everyday living and entertaining. Two large sliding patio doors lead to an expansive private patio, seamlessly extending your living area and filling the space with natural light. The contemporary kitchen stands out with its flat-panel cabinets, panel-ready fridge and dishwasher, stainless steel stove & microwave, quartz countertops, and a large island that doubles as a dining space. The roomy living area strikes a great balance between style and function, with plenty of ways to set it up to suit your lifestyle. A handy nook between the patio doors makes the perfect office or homework zone to study or work from home. You'll also find a convenient powder room and stacked laundry tucked away on the upper level. The lower level provides two private bedrooms, including a spacious primary suite with a walk-in closet, full ensuite bathroom, and its own private balcony for a bit of fresh air. The second bedroom is just down the hall, right next to another full bathroom and under-stair storage. FOR ADDED PEACE OF MIND, THE CONDO DOCUMENTS HAVE BEEN PROFESSIONALLY REVIEWED BY THE CONDO CO. A FULL REPORT AND COMPLIMENTARY REVIEW SESSION WILL BE PROVIDED UPON A SUCCESSFUL OFFER. NOBLE by Truman Homes is a well managed, pet friendly building in the heart of the University District. With over 40 acres of green space and a 12 km network of walking and cycling pathways, U/D blends city living with nature. From the serene North Pond and South Pond spanning 12 acres of naturalized

wetlands with fountains, watchable wildlife and scenic seating, to elevated Lookout Parks offering breathtaking views of the Bow River Valley and Rocky Mountains, this neighbourhood invites you to explore and unwind. At its centre lies Central Commons Park, a vibrant 3-acre, all-season plaza designed for year-round fun. Picture summer splash pads, BBQ zones, live markets and concerts &mdash; It&rsquo;s a social hub that pulses with excitement and brings the community together. The U/D also delivers with two fully contained off-leash dog parks, ideal for socializing and community bonding, plus miles of trails perfect for leisurely strolls with your canine companion. Over 50 shops and services line University Avenue, everything from specialty groceries and wine stores to boutiques, fitness studios, and everyday essentials. Charcut, Connie & John&rsquo;s Pizza, OEB Breakfast Co., Village Ice Cream, and more create a lively, flavorful scene and stay fit with Orangetheory Fitness, YYC Cycle, boutique studios, or treat yourself at Heal Wellness with acai bowls and smoothies. University District blends urban convenience, social vibrancy, and thoughtful design.