

317, 3130 Thirsk Street NW
Calgary, Alberta

MLS # A2306987



\$320,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	455 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 359
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

An exceptional opportunity in the vibrant University District, this one-bedroom, one-bathroom unit in the Noble condominium, offers strong rental potential in one of Calgary's most sought-after urban communities. Just under 500 sq. ft., this is thoughtfully designed with a smart, efficient layout and a modern minimalist aesthetic. The kitchen showcases integrated appliances that blend seamlessly with the cabinetry for a clean, built-in look, complemented by sleek quartz countertops that carry through to the bathroom for a cohesive design. A raised eating bar creates a natural separation from the living space, adding both functionality and style, while elevated ceiling height in the kitchen enhances the sense of openness. The bedroom is bright and inviting, featuring a large window and a spacious walk-in closet. The bathroom continues the modern design with elegant finishes and quartz surfaces, and in-suite laundry is discreetly tucked into its own closet for added convenience. What truly sets this property apart is its unbeatable location within University District—a master-planned, walkable community designed for modern living. Residents enjoy immediate access to an impressive mix of amenities, including boutique fitness studios, a variety of restaurants and cafes, a cinema, grocery options, and everyday professional services. Just minutes away, you'll find CF Market Mall, the renowned University of Calgary, and the Alberta Children's Hospital, making this an ideal location for students, healthcare professionals, and investors alike.