587-899-3773
justin@realtyaces.ca

211, 3125 39 Street NW
Calgary, Alberta

MLS # A2313914



$299,900

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	418 sq.ft.	**Age:**	2019 (7 yrs old)
Beds:	1	**Baths:**	1
Garage:	Garage Door Opener, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 344
Basement:	-	**LLD:**	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-
Features:	Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Experience refined urban living in the heart of Calgary’s vibrant University District, one of the city’s most sought-after master planned communities. Designed for connection, convenience, and lifestyle, this dynamic neighbourhood places everything at your doorstep. Enjoy walking access to boutique shopping, elevated dining, local cafés, fitness and wellness studios, entertainment, grocery options, Market Wines, Village Ice Cream, beautifully designed outdoor gathering spaces, splash parks, skating areas, and endless pathways woven throughout the community. Located minutes from the University of Calgary, Alberta Children’s Hospital, Foothills Hospital, Market Mall, and with quick access west to the mountains, this location perfectly balances city living with outdoor adventure. This beautifully designed, Truman-built residence showcases contemporary style, thoughtful functionality, and timeless finishes throughout. Flooded with natural light, the open concept layout features 9’ ceilings, wide plank engineered hardwood flooring, designer lighting, and a sophisticated modern kitchen complete with polished quartz countertops, full height backsplash, sleek cabinetry, premium integrated appliance package, and additional seating at the island and bar area perfect for entertaining. The spacious primary bedroom offers a stylish retreat with modern barn-door detailing, while the elegant 4-piece bathroom features quartz countertops, high-gloss tile, and environmentally conscious WaterSense fixtures. Additional highlights include in-suite laundry, a built-in sprinkler system, entry intercom, TV and data connections, a private balcony with a natural gas hookup, and a titled heated underground parking stall. Whether you are searching for your next home or an exceptional investment opportunity, this residence offers an unbeatable

combination of lifestyle, location, and modern comfort in one of Calgary’s most exciting urban communities.

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