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GRASSROOTS REALTY GROUP

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415, 3130 Thirsk Street NW Calgary, Alberta

MLS # A2355299

$419,000

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	858 sq.ft.	**Age:**	2018 (8 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Membrane	**Condo Fee:**	$ 693
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Wood Frame	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: n/a

TOP-FLOOR LIVING | 2 TITLED UNDERGROUND PARKING STALLS | 2 PRIVATE OUTDOOR SPACES | HEART OF UNIVERSITY DISTRICT Live where Calgary comes together! Welcome to Noble by Truman, perfectly positioned in the heart of University District, where incredible restaurants, coffee shops, fitness studios, shopping, parks and entertainment are all just steps from your front door. This beautifully appointed top-floor, two-storey condo offers a hard-to-beat lifestyle, with 2 bedrooms, 2.5 bathrooms, two private outdoor spaces, and the exceptional convenience of TWO titled underground parking stalls. The bright, open-concept living area is designed for everyday comfort and entertaining, with oversized sliding patio doors that open onto an expansive outdoor patio. Whether you're enjoying your morning coffee, hosting friends, or relaxing after a busy day, this outdoor living space stands out. A thoughtfully positioned nook offers the perfect spot for a home office or study area. The contemporary kitchen combines style and functionality with quartz countertops, a generous island with seating, sleek cabinetry and integrated Fisher & Paykel appliances. A convenient powder room and in-suite laundry add to the thoughtful design. On the separate bedroom level, you'll find two bedrooms and two full bathrooms, offering privacy and flexibility for shared living, guests or a dedicated workspace. The primary suite features a walk-in closet with custom built-ins, a private ensuite with a walk-in shower and access to a second balcony. Additional storage beneath the staircase and an assigned storage locker provide even more everyday convenience. And then there's the location. Step outside and discover everything that makes University District one of Calgary's most exciting communities. Meet friends for coffee at Monogram, enjoy dinner at Charcut or Connie &

John's, grab groceries at Save-On-Foods, catch a movie or take advantage of nearby fitness studios and Central Commons Park. With the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital and the Arthur J.E. Child Comprehensive Cancer Centre all nearby, this location is ideal for those who value convenience, connection and a vibrant, walkable lifestyle. Whether you're looking for a home close to campus, an easy commute to work, or a low-maintenance urban retreat, this is your chance to enjoy University District living with the added benefits of top-floor privacy, exceptional outdoor space, and two titled parking stalls. An incredible location. A lifestyle you'll love. Two parking stalls you'll appreciate. Welcome home to Noble.

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