

\$649,900 - 3215 39 Street Nw, Calgary

MLS® #A2105231

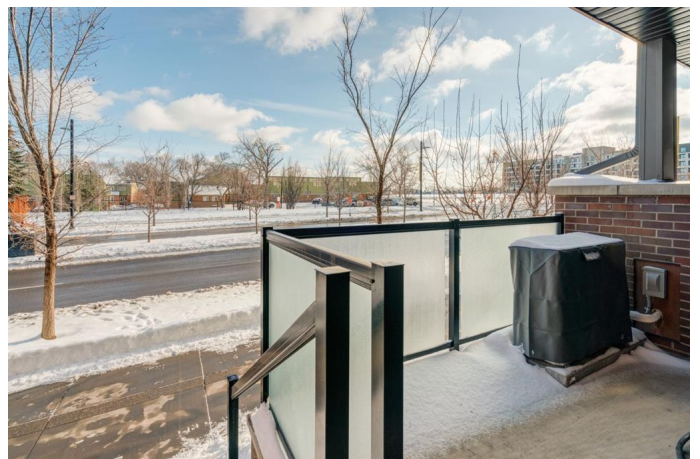
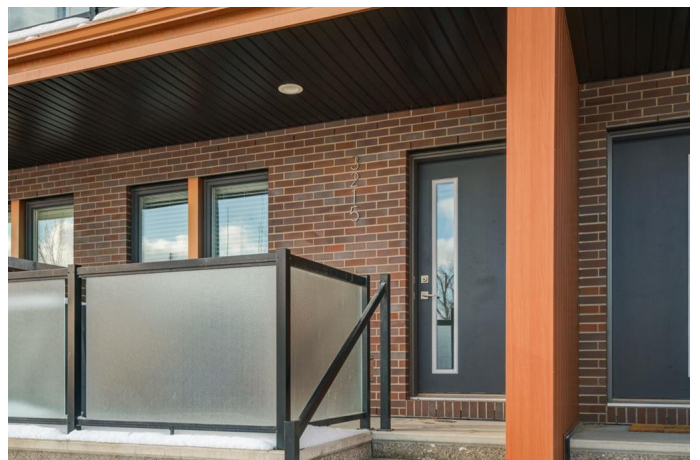
\$649,900

2 Bedroom, 3.00 Bathroom, 1,438 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Situated in the vibrant and sought-after neighborhood of University District, this stunning three-story townhome has been meticulously maintained and seamlessly combines urban convenience and modern luxuries. With nearly 1,500 sq.ft of living space over three levels, 2 bedrooms, 2.5 bathrooms, a main floor office and a spacious open concept layout, this home is perfect for working professionals and investors alike. The lower level of the property has a covered patio which leads into the home's foyer and versatile office space, perfect for remote work or as a quiet retreat for study. The open concept main level features 9-foot ceilings and beautiful hardwood flooring spanning the entire level. Large windows on either side of the home allows natural light to flow into the property all day long. The living, dining, and kitchen areas seamlessly connect, creating the ideal space for entertaining guests. The beautiful kitchen features timeless full height white cabinetry, quartz countertops, open shelving, ample storage space, a full pantry, and an oversized peninsula for added seating. High-end stainless-steel appliances including a gas range, chimney range hood and built-in microwave complete the kitchen. A discreetly located powder room and a private front balcony finishes this level. The upper level of the home is where you'll find two generously sized bedrooms. The bright primary suite offers dual walk-in closets with built-in organizers and 4-pc en suite featuring dual



sinks and a tiled shower. The second bedroom has its own walk-in closet and access to a full 4 pc en suite bathroom. The upper level includes a laundry area providing added convenience for daily living. The oversized attached garage provides secure parking and the convenience of having your vehicle clean and warm year-round. The property comes fully move-in ready with central air conditioning (2023), central vacuum (2023) and custom window coverings throughout. With easy access to nearby amenities, including parks, shops, restaurants, and the University of Calgary campus, this townhouse epitomizes convenience and connectivity. Don't miss your chance to experience urban living at its finest in this immaculate townhouse in the heart of Calgary's University District. **Virtual Tour available upon request**

Built in 2018

Essential Information

MLS® #	A2105231
Price	\$649,900
Sold Price	\$645,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,438
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	3215 39 Street Nw
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Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6G6

Amenities

Amenities	Other, Park, Parking, Playground
Parking Spaces	1
Parking	Alley Access, Insulated, Secured, Single Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, Courtyard, Playground, Private Entrance
Lot Description	Back Lane
Roof	Membrane
Construction	Brick, Cement Fiber Board, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	March 1st, 2024
Days on Market	15
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	Charles
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