

**110, 3125 39 Street NW  
Calgary, Alberta**

**MLS # A2287571**



## \$479,900

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Enclosed, Off Street, On Street, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Level		

<b>Heating:</b>	Baseboard, Boiler, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane, Other	<b>Condo Fee:</b>	\$ 608
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to Noble by Truman, an exceptional townhome-style residence in the heart of Calgary’s award-winning University District — one of only three communities in Canada where every building meets a minimum Built Green Gold certification. Designed for vibrant urban living with a remarkable Walk Score of 90, everything you need is just steps from your door — parks, cafés, restaurants, shopping, and entertainment. This rare two-level condo with a private exterior entrance offers the feel of a townhome with the convenience of condo living. Inside, you’ll find 2 bedrooms and 2.5 bathrooms thoughtfully laid out across two spacious levels, plus interior access to the building lobby and facilities, and your titled underground parking stall. The main level showcases 9’ ceilings, expansive south-facing windows, and contemporary laminate flooring throughout both floors. The gourmet kitchen is beautifully appointed with quartz counter tops, full-height cabinetry, a designer panel-ready energy-efficient appliance package, LED under-cabinet lighting, and an upgraded island featuring additional drawers and a 12" overhang — perfect for casual seating and entertaining. Upstairs, the bright and airy bedroom level continues with 9’ ceilings, attractive barn doors for closet’s and en-suite bath and premium finishes. Both bedrooms enjoy abundant natural light, and the well-appointed upgraded bathrooms carry through the home’s modern aesthetic. Enjoy not one, but two private south-facing outdoor spaces — a main-floor patio complete with gas line for your BBQ, and morning coffee, and a second upper patio, off the primary bedroom, perfect for evening relaxation outdoors. Hosting guests is effortless with convenient street parking right outside your private entrance, two underground visitor stalls, and

additional exterior visitor parking. The location is truly unbeatable &mdash; minutes to the University of Calgary, Alberta Children&rsquo;s Hospital, Foothills Medical Centre, and surrounded by boutique shopping, dining, a theatre, and beautiful green spaces connected by wide pedestrian-friendly sidewalks. Modern design, sustainable living, and an unbeatable lifestyle &mdash; this is University District living at its finest.