

# \$550,000 - 116, 3130 Thirsk Street Nw, Calgary

MLS® #A2212587

**\$550,000**

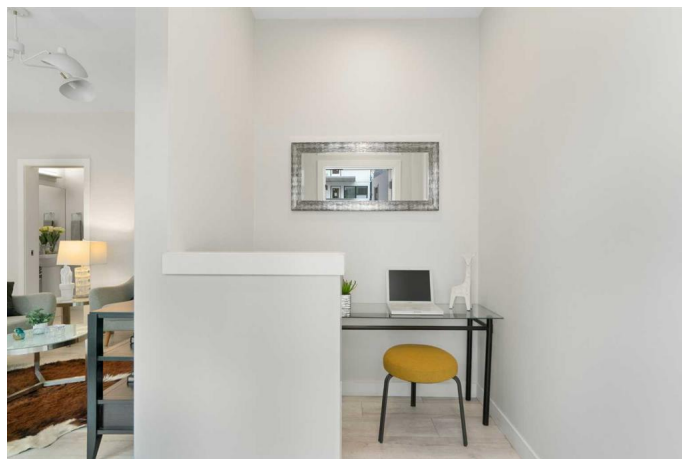
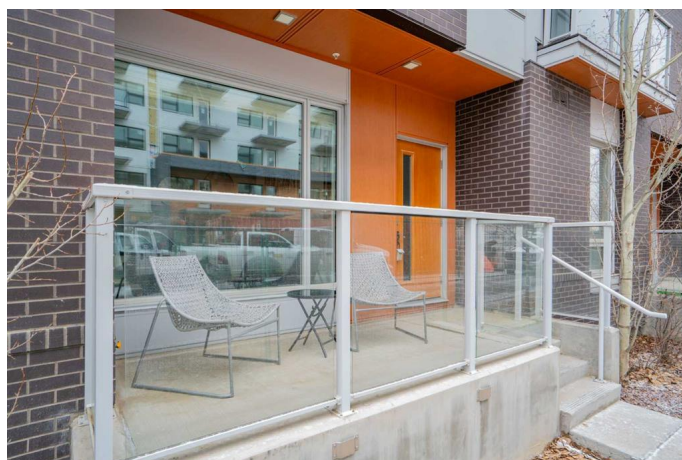
2 Bedroom, 3.00 Bathroom, 874 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to this beautifully maintained two-bedroom, two-and-a-half-bathroom townhome in the heart of the University District. Perfect for pet owners, the ground-floor patio provides easy access for outdoor walks. Inside, the home is thoughtfully designed with modern living in mind, featuring a bright and spacious open-concept main floor, freshly painted throughout and filled with natural light from large windows. The contemporary kitchen boasts quartz countertops, ample cupboard space, an island perfect for entertaining, and a separate dining area. The main floor also includes a comfortable living room, a half bathroom, and an additional space ideal for a home office. Upstairs, the primary suite offers a private retreat with a four-piece ensuite, large closet, and sliding doors leading to a private balcony. The second bedroom is generously sized with a large closet and is conveniently located next to the three-piece bathroom. Stacking laundry is conveniently located upstairs. Additional features include titled underground parking and access to a beautifully maintained inner courtyard. Situated within walking distance to all the amenities of the University District, the University of Calgary, and the Alberta Children's Hospital, this townhome offers an unbeatable location for both convenience and lifestyle.

Built in 2018



## Essential Information

MLS® #	A2212587
Price	\$550,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	874
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	116, 3130 Thirsk Street Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6H4

## Amenities

Amenities	Bicycle Storage, Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Elevator
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
-------------------	---------

Lot Description	Other
Roof	Flat
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	18
Zoning	M-2

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.