

# \$325,000 - 207, 3125 39 Street Nw, Calgary

MLS® #A2226244

**\$325,000**

1 Bedroom, 1.00 Bathroom, 454 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to The Noble—an exceptional, energy-efficient condo located in Calgary’s vibrant Northwest University District. This beautifully designed 1-bedroom, 1-bathroom residence blends modern style with functional living, ideal for homeowners and investors alike. Step inside to discover a bright and inviting open-concept layout, enhanced by warm wide-plank laminate flooring throughout. The sleek, contemporary kitchen is equipped with white quartz countertops, flat-panel cabinetry, built-in appliances, and a versatile island-style breakfast bar—perfect for casual dining or a convenient work-from-home setup. The spacious living room flows seamlessly onto a large, private balcony, offering the perfect spot to enjoy your morning coffee or unwind in the evening sun. The generously sized bedroom is paired with a well-appointed 4-piece bathroom, featuring a deep soaker tub and tile flooring. Additional features include in-suite laundry with a stacking washer/dryer, titled underground parking, and a pet-friendly policy. Residents of The Noble also enjoy access to a communal rooftop patio—ideal for entertaining guests and taking in panoramic views. Located just steps from the University of Calgary, restaurants, shopping, a movie theatre, and recreational amenities, this prime location offers easy access to downtown Calgary and a quick escape west to the mountains. Whether you're a first-time buyer or seeking a turnkey investment property, this impressive condo is a must-see.



Built in 2018

## Essential Information

MLS® #	A2226244
Price	\$325,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	454
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	207, 3125 39 Street Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6H5

## Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Built-in Features, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Wall/Window Unit(s)
# of Stories	4

## Exterior

Exterior Features	Balcony
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Construction            Aluminum Siding, Brick, Wood Frame

**Additional Information**

Date Listed            June 5th, 2025  
Days on Market        29  
Zoning                   M-2

**Listing Details**

Listing Office           Real Broker

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