

\$730,000 - 4060 Kovitz Lane Nw, Calgary

MLS® #A2244805

\$730,000

3 Bedroom, 3.00 Bathroom, 1,497 sqft
Residential on 0.00 Acres

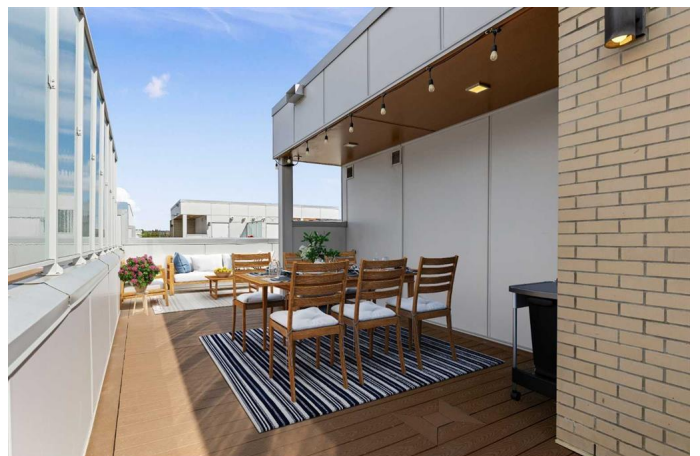
University District, Calgary, Alberta

OPEN HOUSE SAT. SEPT 6th 12-2PM ~
Welcome to Noble by Truman™ where modern design, thoughtful space, and unbeatable location come together in perfect balance. Located in the heart of Calgary™'s sought-after University District, this 3 bedroom, 2.5 bathroom townhome offers 1,741 sq. ft. of beautifully finished interior space, a private rooftop patio, and two titled parking stalls with direct access from the lower level.

Inside, you™ll find the perfect blend of contemporary comfort and upscale finishes. The modern kitchen is a true standout, featuring quartz countertops, a 5 burner gas range, Fisher Paykel refrigerator, sleek cabinetry, and a spacious island™ designed for both everyday living and effortless entertaining. Just off the kitchen, a back door leads directly to the courtyard, offering a quiet outdoor space and easy access for pets or guests.

Upstairs, three well-proportioned bedrooms await, including a primary suite complete with a private 4 piece ensuite and walk-in closet. The top level is where you™ll discover a large storage room and your private rooftop patio™ ideal for summer BBQ™s, evening drinks, or a bit of quiet relaxation.

On the basement level, you™ll find a spacious flex room™ perfect for a home office, gym, or creative space™ as well as direct access to the parkade, where two titled parking stalls are included with the unit. University District is one of Calgary™'s most



walkable and vibrant communities, designed with lifestyle in mind. You're just steps away from everyday essentials and weekend luxuries—Monogram Coffee, Seed N Salt, UNA, Save-On-Foods, YYC Cycle, Cineplex VIP, and an ever-growing mix of local dining and boutique shops, with the University of Calgary, Alberta Children's Hospital, and Foothills Medical Centre moments away. Whether you're a professional, a growing family, or someone looking to right-size into an energetic, connected neighbourhood, this stunning Noble townhome is the ideal place to call home.

Built in 2017

Essential Information

MLS® #	A2244805
Price	\$730,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,497
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	4060 Kovitz Lane Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6H3

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Parkade, Side By Side, Titled, Underground
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Storage
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	BBQ gas line, Courtyard, Private Entrance
Lot Description	Other
Roof	Membrane
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	27
Zoning	M-G

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.