

# \$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 |
|-------------------|---------|

Construction            Brick, Wood Frame, Aluminum Siding

**Additional Information**

Date Listed            June 5th, 2025  
Days on Market        11  
Zoning                  M-2

**Listing Details**

Listing Office           Real Broker

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