# \$355,000 - 317, 3130 Thirsk Street Nw, Calgary

MLS® #A2217149

# \$355,000

1 Bedroom, 1.00 Bathroom, 455 sqft Residential on 0.00 Acres

University District, Calgary, Alberta

An exceptional opportunity in University District, this one bedroom, one bathroom unit in the Noble condominium offers strong rental potential in a high-demand location.

Just under 500 sq. ft., this unit offers a smart layout with a modern, minimalist feel. The kitchen features integrated appliances that match the cabinetry for a clean, built-in look, paired with quartz countertops that continue through to the bathroom. A raised eating bar separates the kitchen from the living room, making the layout functional without sacrificing style or space. High ceilings in the kitchen area enhance the sense of space.

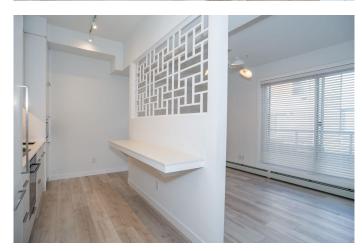
The bedroom is bright and inviting, highlighted by a large window and a spacious walk-in closet. The bathroom showcases modern elegance with sleek flooring and quartz countertops, while the in-suite laundry is thoughtfully tucked away in a separate closet for added convenience and functionality.

This district is a true hub of convenience. A variety of amenities are just steps away. This includes fitness options, movie theatre, restaurants, grocery stores, professional services and quick dining spotsâ€"all while being minutes from Market Mall, the University of Calgary, and the Alberta Children's Hospital.

Whether you're a student, professional, or







investor, this exceptional location offers the ideal balance of accessibility, lifestyle, and a strong sense of community.

#### Built in 2018

## **Essential Information**

MLS® # A2217149 Price \$355,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Acres

Square Footage 455

Value Duille 0046

Year Built 2018

Type Residential Sub-Type Apartment

Style Single Level Unit

0.00

Status Active

# **Community Information**

Address 317, 3130 Thirsk Street Nw

Subdivision University District

City Calgary
County Calgary
Province Alberta
Postal Code T3B 6H4

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Secured Parking, Trash, Roof Deck

Parking Spaces 1

Parking Heated Garage, Parkade, Underground

#### Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Open Floorplan,

Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,

Washer, Window Coverings

Heating Baseboard, Natural Gas

Cooling None # of Stories 4

## **Exterior**

Exterior Features Balcony

Construction Brick, Concrete, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 2nd, 2025

Days on Market 16 Zoning M-2

# **Listing Details**

Listing Office Unison Realty Group Ltd.

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