



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3217 39 Street NW
Calgary, Alberta

MLS # A2254717



\$669,900

Division:	University District		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,436 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 253
Basement:	None	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Live in the heart of it all in University District! This contemporary townhome combines sleek design, low condo fees, and a walkable lifestyle that's hard to beat. Whether you're looking for a stylish home or a smart rental investment, this property offers incredible versatility. The open-concept main floor is bright and inviting, featuring soaring ceilings, wide-plank hardwood floors, and a chef-inspired kitchen with quartz countertops, stainless steel appliances, abundant cabinetry, generous counter space, and a large pantry. The dining and living areas flow seamlessly to a private balcony, perfect for entertaining or relaxing. A stylish two-piece powder room and extra storage complete this level. Upstairs, you'll find two spacious primary suites, each with its own spa-like ensuite and custom closets, plus the convenience of laundry just steps away. The entry level adds even more flexibility with a sunny den ideal for a home office, studio, or fitness space, along with direct access to the attached garage and front patio. Right outside your door, explore cafés, restaurants, Save-On-Foods, Monogram Coffee, the Cineplex VIP Cinema, and fitness studios. You're also just a short walk to the University of Calgary campus, Market Mall, the Alberta Children's Hospital, and Foothills Hospital. If you're looking for modern style, everyday convenience, a vibrant community lifestyle, or a property with strong rental potential, this home has it all. Welcome to University District living.