



GRASSROOTS
REALTY GROUP

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206, 3130 Thirsk Street NW
Calgary, Alberta

MLS # A2256926



\$329,900

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	469 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 379
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator, Quartz Counters		

Inclusions: None

Welcome to a place in University District - award winning and mindfully made urban community that combines residential, retail, office, shopping, dining and entertainment. This is a modern and sophisticated 1 bedroom, 1 bath condo with titled parking space and lovely courtyard views. The family room is spacious enough for hosting together with family and friends and is a great place to unwind and watch a movie or see your team play games. There is enough space in this room for a desk and has glass sliding doors to the large outdoor deck with courtyard views. The spacious kitchen showcases quartz counters, sleek ceiling height, an integrated panel covered refrigerator and a premium energy saving stainless steel appliance package. The convenient breakfast bar is located beside the privacy panel separating the kitchen and the family room. Space saving barn doors separate the living room from the generously sized primary bedroom. The 4-piece bathroom is highlighted with matching quartz counters. Additional upgrades include 9' ceilings, in-suite laundry, high grade wide plank flooring, built in smoke detectors, in-suite sprinklers, a security system and more. There is a titled underground and heated parking stall for convenience. Located only a few steps away from the hub of University District is retail main street with popular retailers like Monogram Coffee, Five Guys Burgers, Village Ice Cream, Canadian Brewhouse, OEB Breakfast, Cineplex Theatre, Save on Foods, YYC Cycle and more! Surrounded by parks, bike trails, easy access to the University of Calgary, Alberta Children's Hospital, Foothills Hospital, Market Mall, City Center, and Bow River Path systems. Study, shop, sip, sweat, get social - this place has something for everyone. Check the virtual tour and visit this amazing place!

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