

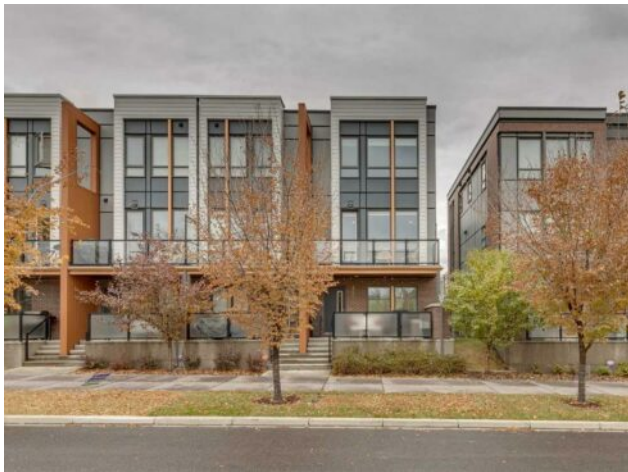


GRASSROOTS
REALTY GROUP

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3225 39 Street NW
Calgary, Alberta

MLS # A2260396



\$749,900

Division:	University District		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,604 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Off Street, Side By Side		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane, Mixed	Condo Fee:	\$ 303
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Brick, Cement Fiber Board	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Ecobee Sensor

End-Unit Elegance in University District — Where Modern Luxury Meets Everyday Convenience...Welcome to The Ivy, a vibrant and thoughtfully planned community where contemporary architecture and urban living come together. This rare end-unit townhome offers elevated privacy, an abundance of natural light, and designer details throughout — all wrapped in a striking exterior finished with durable Hardie board siding and stunning brick accents that deliver timeless curb appeal...Step inside to a bright and versatile ground-floor flex room — perfect for a stylish home office, creative studio, or personal gym — along with direct access to the attached double car garage, a sought-after feature that sets this home apart...The main living level impresses with wide open spaces and upscale finishes. Luxurious wide plank engineered hardwood flooring stretches across the entire floor, while the open-concept layout seamlessly connects the kitchen, dining, and living areas. The chef-inspired kitchen is the heart of the home, featuring quartz countertops, sleek white cabinetry, stainless steel appliances, and a large breakfast bar — perfect for hosting or casual mornings. Large east-facing windows bathe the space in natural light, and the private balcony offers a serene retreat to enjoy your morning coffee or unwind in the evening. Central A/C ensures year-round comfort, while refined, low-maintenance finishes make living here effortless....Upstairs, two generously sized primary suites each enjoy their own private ensuite, offering luxurious comfort and privacy for residents or guests. A full laundry area is conveniently located on the upper level as well....Sited in the heart of Calgary's award-winning University District, this home is just steps from everyday essentials — including a full-service grocery store,

boutique shops, and diverse dining options. You're also within walking distance to Market Mall, a local VIP Cineplex theatre, and have excellent proximity to both Alberta Children's Hospital and Foothills Medical Centre — making this location ideal for medical professionals or families....With beautifully landscaped walking and cycling paths, nearby off-leash dog parks, and easy access to Crowchild Trail and the University of Calgary, this is inner-city living redefined. A rare offering of style, substance, and unbeatable location — discover the best of urban living at The Ivy.