



GRASSROOTS
REALTY GROUP

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407, 3125 39 Street NW
Calgary, Alberta

MLS # A2132111



\$569,900

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Multi Level Unit		
Size:	863 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 706
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

LOCATION! LOCATION! LOCATION! Looking to purchase a condo unit for your kids or for Investment purposes? Look no further, MULTI-LEVEL UNIT (Townhome Style) in University Heights, right by University of Calgary with easy access to all the amenities you need! Offering over 800 SQ FT of Luxurious Living Space with 2 Bedrooms, 2 Full Bath and 1 Titled Underground Parking Stall. Upgrades include: TOP FLOOR UNIT - 9 FT CEILINGS ON BOTH LEVELS - QUARTZ COUNTERTOPS - 2 BALCONIES - STAINLESS STEEL APPLIANCES ACCESS FROM 3RD & 4TH FLOOR! Perfect location for INVESTMENT PROPERTY!