



**111, 3130 Thirsk Street NW  
Calgary, Alberta**

**MLS # A2142053**



**\$329,900**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	430 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Forced Air

**Floors:** Vinyl Plank

**Roof:** Membrane

**Basement:** -

**Exterior:** Brick, Wood Frame

**Foundation:** -

**Features:** Kitchen Island, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 340

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**Inclusions:** n/a

Immaculate apartment built by Truman Homes conveniently located in the vibrant University District. main floor one bedroom unit with underground titled parking, open layout condo with 9&rsquo;ceilings & gleaming engineered wide plank hardwood floors. The well-equipped kitchen features polished quartz counter tops, modern full length white cabinets offering plenty of counter & storage space, backsplash & designer panel energy-saving appliances. The bedroom boasts the 4-piece bath includes high gloss ceramic tile, quartz counter tops & waterSense fixtures, shower head & toilet. In-suite laundry. Secure & heated underground titled parking stall. Built green gold certification. Easy access to all amenities & walking distance to the Children&rsquo;s Hospital, U of C, & Market Mall, Enjoy the many amenities that the University District has to offer including retail districts, open spaces/parks & biking & walking trails. Call today for your private viewing before it is gone!