



**302, 3130 Thirsk Street NW
Calgary, Alberta**

MLS # A2148022



\$367,500

Division:	University District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	461 sq.ft.	Age:	2018 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 366
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Experience urban sophistication in this stunning one-bedroom, one-bathroom condo at the Noble condominium located in the vibrant University District community. Enjoy unmatched convenience with the University of Calgary, Children’s Hospital, and Foothills Hospital just steps away. The District offers a multitude of amenities within walking distance including diverse dining experiences, grocery shopping, entertainment venues and a range of professional services. Built by Truman Homes in 2018, this exceptional END unit comes with over \$8,000 in premium upgrades featuring kitchen pot lights, an added central countertop island perfect for a dining space, additional cabinetry and a quartz backsplash to match the countertops. Designed for privacy, this unit offers an unobstructed view of the green space on Thirsk Street, making it one of the best locations in the building! This unit features expansive windows that fill the space with natural light, high ceilings, top of the line appliances and a spacious entryway. The bathroom mirrors the kitchen's elegance with quartz countertops, modern aesthetics and under-glow lighting. An additional highlight of this unit includes a separate laundry room with added shelving for optimal storage and organization. Enjoy the perfect blend of luxury, convenience, and community at Noble Condominium. Don’t miss out on this opportunity to make this exceptional condo your new home.