



**304, 3130 Thirsk Street NW  
Calgary, Alberta**

**MLS # A2165222**



**\$357,500**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	491 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 390
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Walk-In Closet(s)		

**Inclusions:** TV, Couch, Queen Bed, Two Night Stands with Bed Side Lamps, One Shelf, Study Table & Chair

This stunning contemporary condo offers a perfect blend of style, comfort, and convenience in the heart of the University District in Calgary. This third-floor one-bedroom unit offers modern living with 9' ceilings and stylish quartz countertops in the kitchen. The sleek white cabinetry complements the contemporary design, while the bathroom features 4-piece modern facilities. Hustle free and convenient in-suite laundry. Enjoy the comfort of secure, heated underground titled parking. Easy access to all your needs for groceries and shopping. 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. This condo provides both convenience and luxury. Don't miss your chance to call this exceptional property home!