



THE
A-TEAM

**RE/MAX
FIRST**

3130 THIRSK Street #304, Calgary T3B 6H4

MLS® #: **A2165222** Area: **University District** Listing Date: **09/12/24** List Price: **\$357,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2018**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **490**
 Low Sqft:
 Ttl Sqft: **490**

DOM

7

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard**

Construction: **Brick,Concrete,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`1" x 5`5"	Living Room	Main	16`11" x 9`2"
Kitchen	Main	12`4" x 6`7"	Bedroom - Primary	Main	4`8" x 3`4"
Walk-In Closet	Main	4`8" x 3`4"	4pc Bathroom	Main	8`4" x 4`10"
Laundry	Main	3`4" x 2`10"	Balcony	Main	15`6" x 4`4"

Legal/Tax/Financial

Condo Fee: **\$390** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **1810698**

Remarks

Pub Rmks: **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!**

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

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









