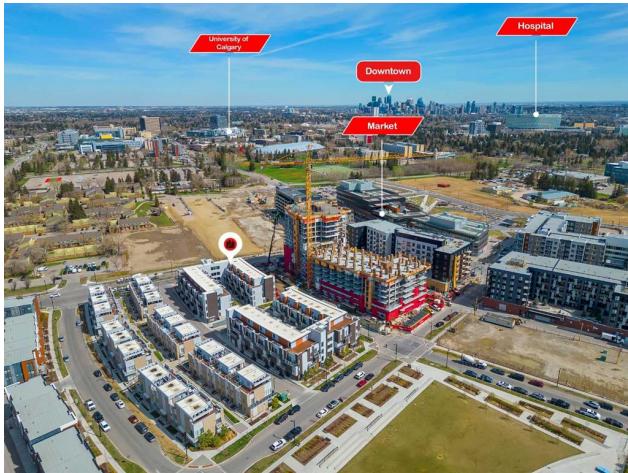


3125 39 Street #407, Calgary T3B 6H5

MLS®#: **A2186141** Area: **University District** Listing Date: **01/07/25** List Price: **\$539,900**
 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:

Finished Floor Area
 Abv Sqft: **863**
 Low Sqft:
 Ttl Sqft: **863**

Parkade, Underground

DOM

2
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Multi Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Baseboard**
 Heating:
 Sewer:
 Ext Feat: **Other**

Construction: **Aluminum Siding ,Brick,Wood Frame**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Upper	16`4" x 15`2"	Kitchen	Upper	13`1" x 9`11"
2pc Bathroom	Upper	3`4" x 6`1"	Bedroom	Main	12`4" x 9`11"
4pc Bathroom	Main	7`6" x 4`10"	Bedroom - Primary	Main	9`2" x 10`9"
3pc Ensuite bath	Main	10`3" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$706

Title:
Leasehold
Fee Freq:
Monthly

Zoning:
M-2

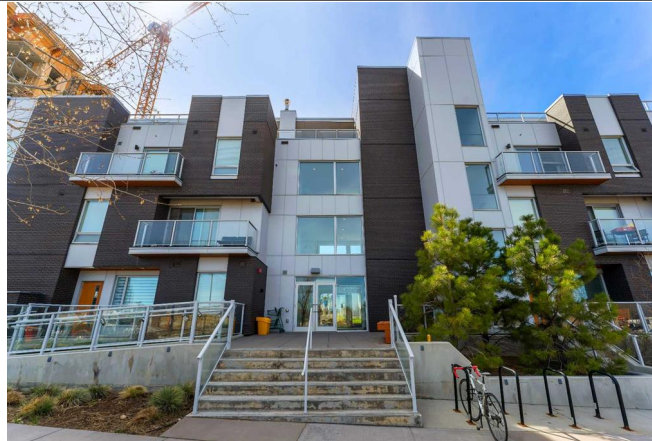
Legal Desc: **1811149**

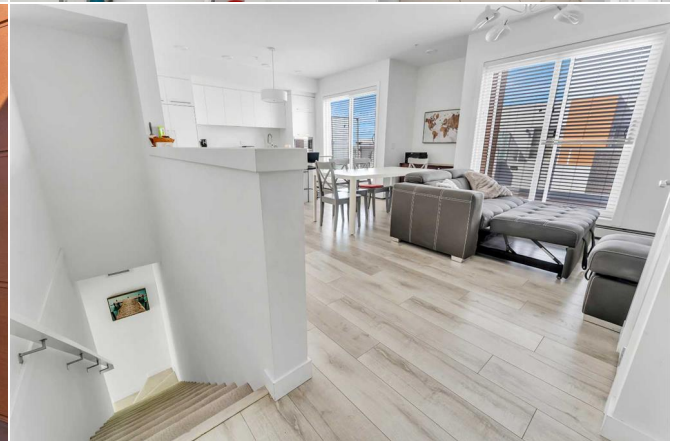
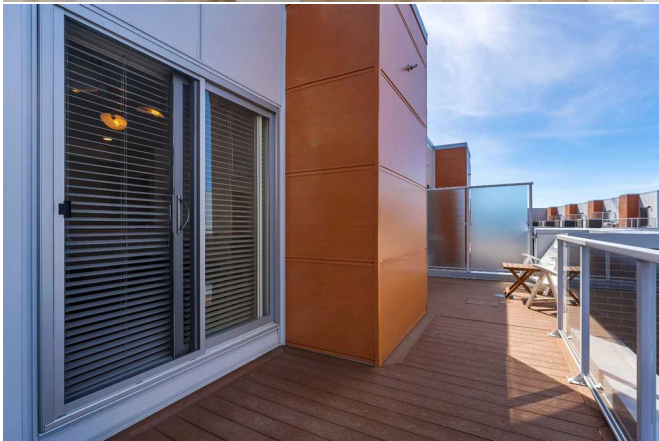
Remarks

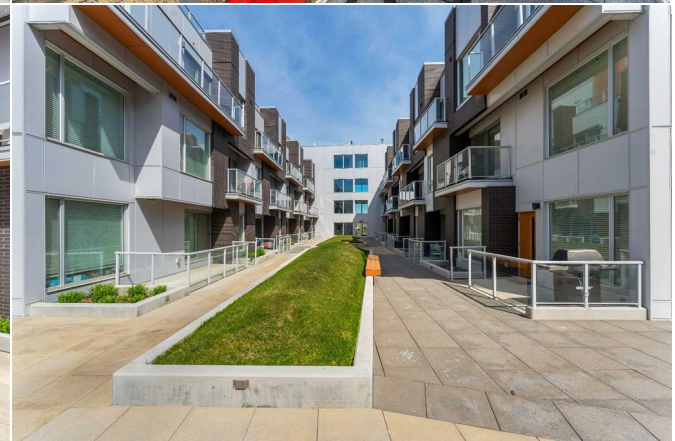
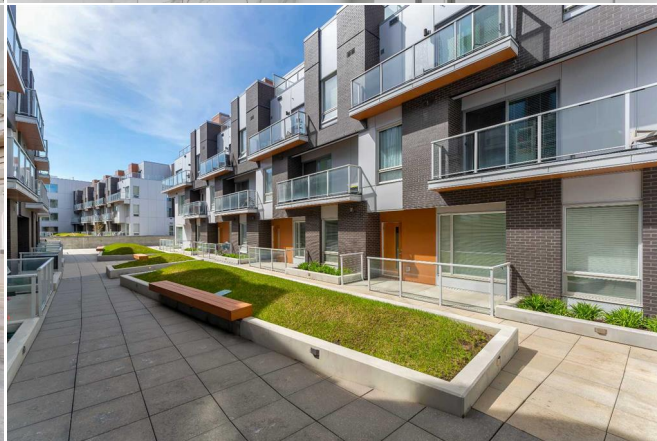
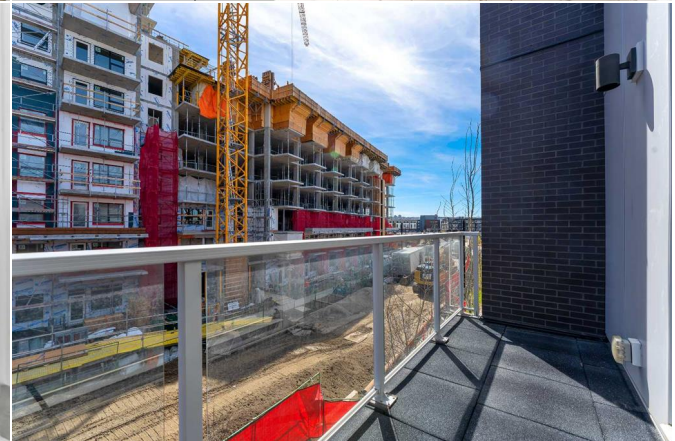
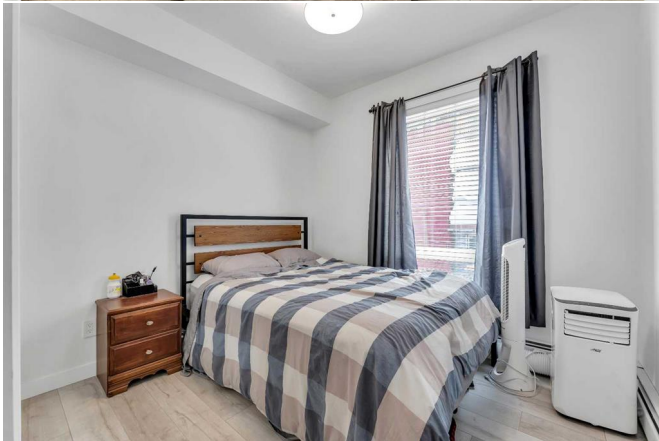
Pub Rmks: **LOCATION! LOCATION! LOCATION! Looking to purchase a condo unit for your kids or for Investment purposes? Look no further, MULTI-LEVEL UNIT (Townhome Style) in University Heights, right by University of Calgary with easy access to all the amenities you need! Offering over 800 SQ FT of Luxurious 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!**

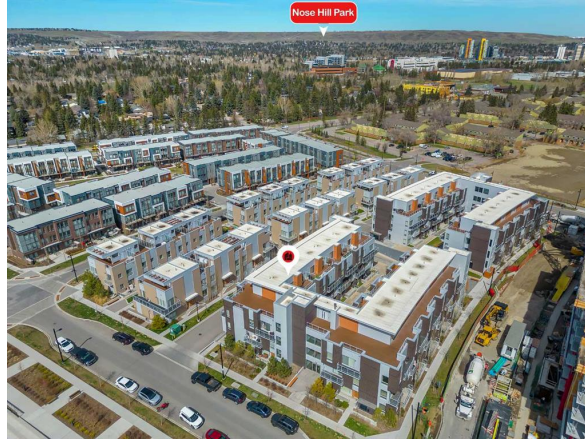
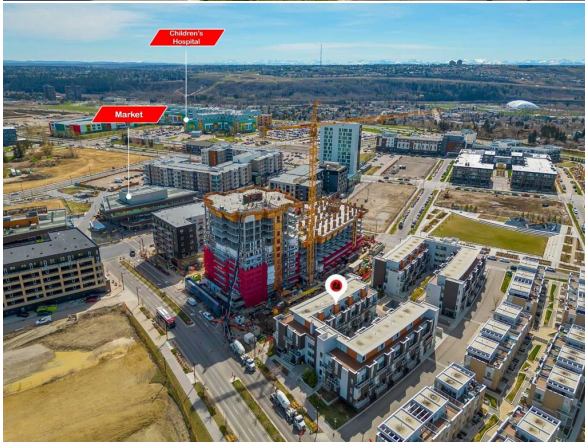
Inclusions:
Property Listed By: **N/A
Real Broker**

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









407-3125 39 St NW, Calgary, AB

1st Floor Interior Area 432.51 sq ft



PREPARED: 2024/05/15

White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



407-3125 39 St NW, Calgary, AB

2nd Floor Interior Area 430.58 sq ft



PREPARED: 2024/05/15

White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

