

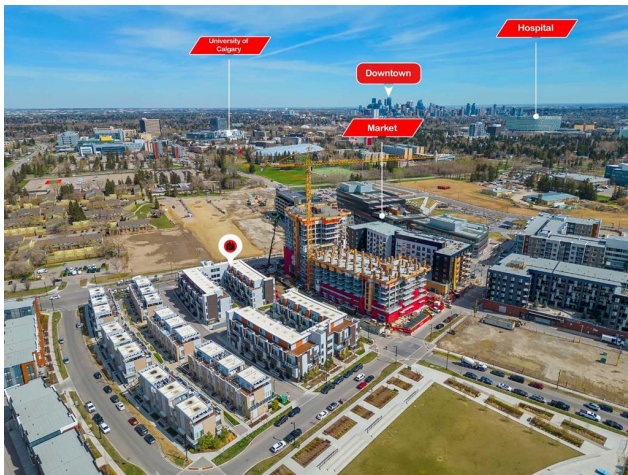


THE
A-TEAM

**RE/MAX
FIRST**

3125 39 Street #407, Calgary T3B 6H5

MLS® #: **A2199897** Area: **University District** Listing Date: **03/06/25** List Price: **\$528,800**
 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: **Parkade, Underground**

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

DOM
3
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Apartment-Multi Level Unit**

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

Utilities and Features

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

 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:

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee: **\$706** Title: **Leasehold** Zoning: **M-2**
 Fee Freq: **Monthly**

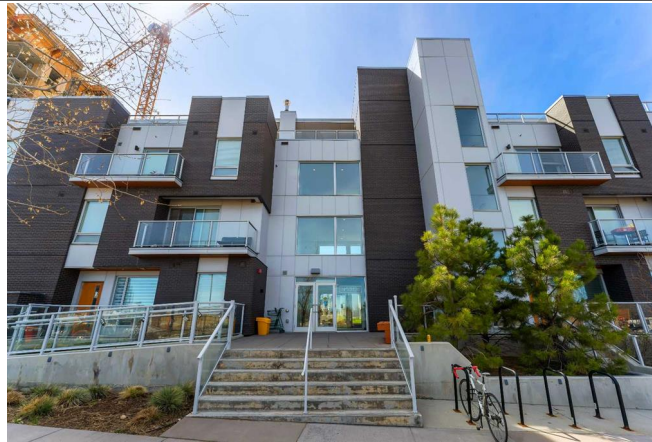
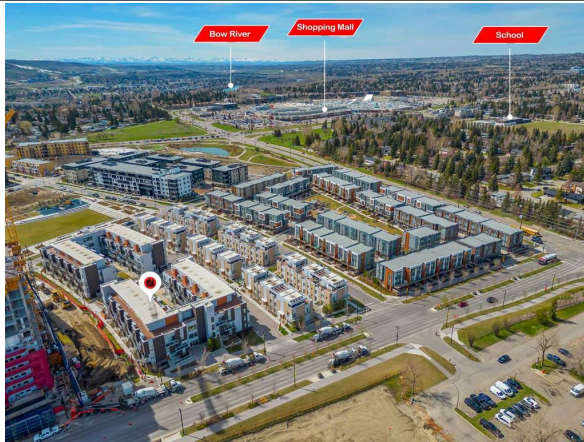
Legal Desc: 1811149

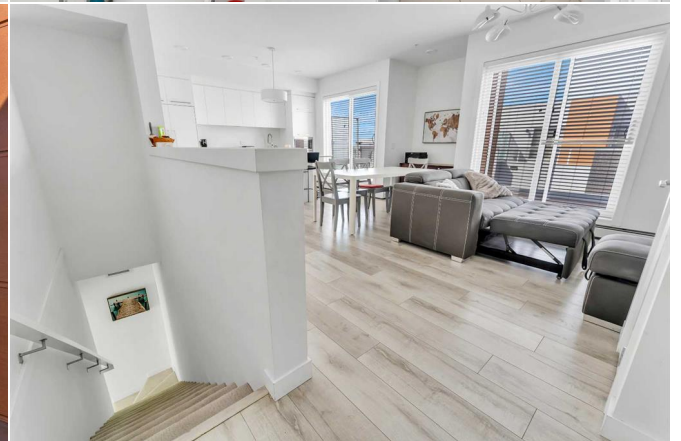
Remarks

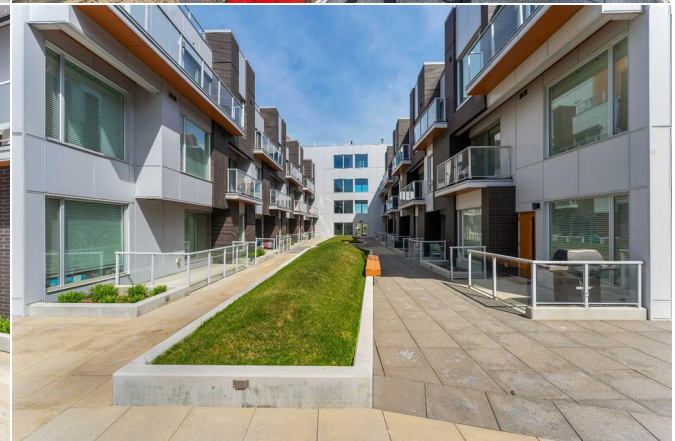
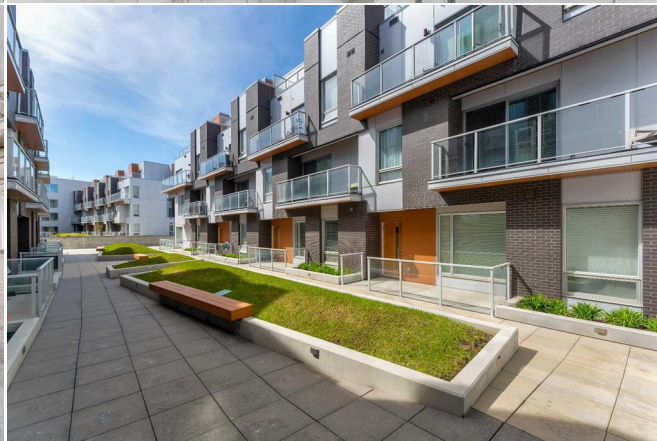
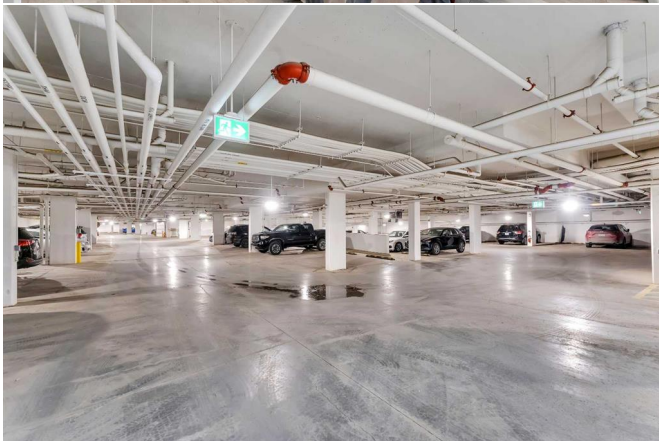
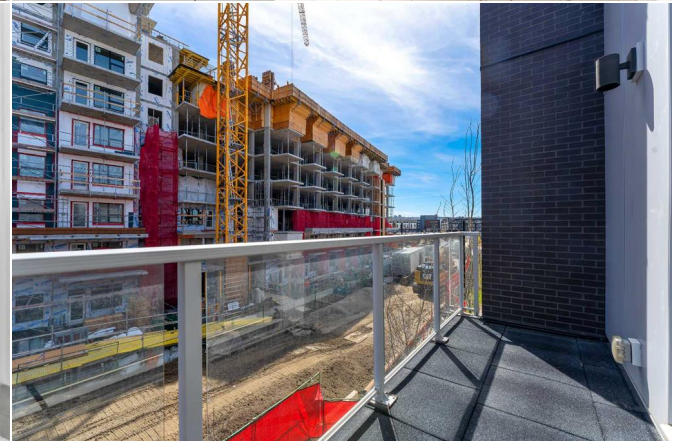
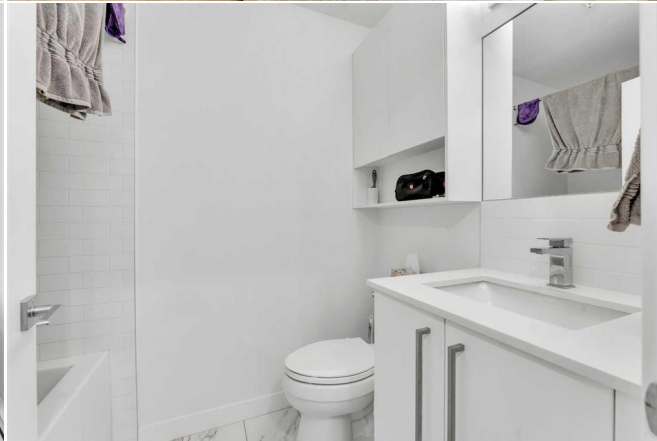
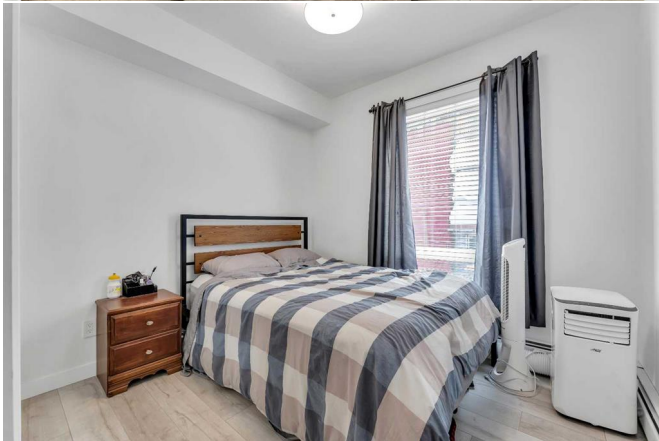
Pub Rmks: **LOCATION! LOCATION! LOCATION! Looking to purchase a condo unit for your kids or for Investment purposes? Look no further, MULTI-LEVEL UNIT (Townhome Style) in University Heights, right by University of Calgary with easy access to all the amenities you need! Offering over 800 SQ FT of Luxurious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

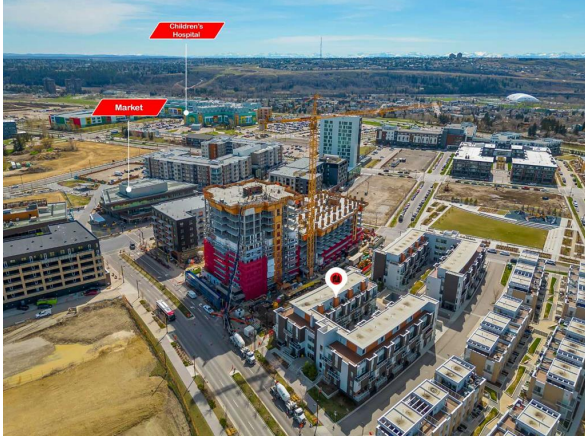
Inclusions: N/A
Property Listed By: Real Broker

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



0 2 4 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



0 2 4 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.