110 3125 39 Street NW

Calgary | Active | MLS® A2346381

$419,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2017**	**867.47 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Understated elegance meets the ease of urban living in this beautifully appointed two-level University District home. A tree-lined sidewalk leads to your private street-level entrance, with a south-facing patio framed by glass railings and equipped with a gas line for your barbecue. With 2 bedrooms, 2.5 bathrooms, and two outdoor spaces, this home combines the feel of a townhome with the convenience of condo living. Step inside to bright, front-facing living spaces with large windows and 9-foot ceilings. Contemporary laminate flooring and modern lighting create a fresh, welcoming aesthetic. The living area opens to the kitchen and dining nook, creating a comfortable setting for entertaining. The stunning white kitchen features quartz countertops, full-height cabinetry, a subway tile backsplash, and integrated appliances with stainless steel accents. Under-cabinet lighting illuminates the counters, while the upgraded island provides additional drawer storage and seating. Large windows fill the adjoining dining nook with natural light, making it an inviting place to enjoy a shared meal. A half bathroom completes the main floor. Head upstairs to find 2 bright bedrooms and 2 full bathrooms, set apart from the main living areas. The primary bedroom features a private ensuite, sliding barn doors, and access to a south-facing balcony, where leafy trees provide a lovely backdrop for morning coffee. The second bedroom offers space for family, guests, or a home office, with another full bathroom nearby. Matching laminate flooring and 9-foot ceilings continue upstairs, while in-suite laundry adds convenience. The home also offers interior access to the building’s lobby and facilities, along with a titled underground parking stall. Beyond your front door, University District offers cafés, restaurants, shopping, and a movie theatre in a walkable neighbourhood. Nearby parks and green spaces provide places to explore or enjoy an evening stroll. Proximity to the University of Calgary, Alberta Children’s Hospital, and Foothills Medical Centre makes this a convenient location for both work and study.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346381
Bedrooms	2
Bathrooms	3
Year Built	2017
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Multi Level Unit
Total Living Area:	867.47 sq. ft.
Main Level Finished Area:	424.42 sq. ft.
Upper Level Finished Area:	443.15 sq. ft.
Condo Fee:	$699.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Multi Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2017 (Age: 9)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1811149

Heating:	Baseboard, Hot Water, Natural Gas
Basement:	None
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Flat, Membrane
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Off Street, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Hall, Laundry Room, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	University District
Amenities:	Elevator(s), Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Easement Registered On Title, Utility Right Of Way
Pets Allowed:	Restrictions

Main Floor	Living Room · 12'4" × 11' ·
Main Floor	Kitchen · 11'9" × 8'1" ·
Main Floor	Dining Room · 9'11" × 7'5" ·
Upper Level	Bedroom - Primary · 12'6" × 9'3" ·
Upper Level	Bedroom · 10'2" × 9'3" ·
Title to Land:	Leasehold
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Courtyard, Private Entrance
Patio And Porch Features:	Balcony(s), Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-2
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/110-3125-39-street-nw-calgary-a2346381/

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