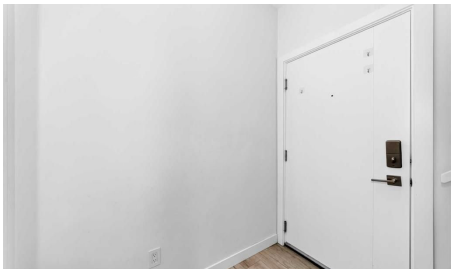
115 3125 39 Street NW

Calgary | Active | MLS® A2351464

$404,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2017**	**954.12 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Ko Realty Ltd.

A closer look

Welcome to this exceptional two-bedroom, multi-level condo in the heart of Calgary's award-winning University District - a vibrant, walkable community just steps from parks, cafés, shopping, and everyday amenities. This thoughtfully designed home offers the feel of a townhome with the convenience of condo living, spread across two spacious levels. The main floor is bright and open, featuring 9' ceilings, a versatile den space, a two-piece powder room, and a generous living area that flows seamlessly into the kitchen and dining space. The gourmet kitchen is anchored by a large quartz island, offering plenty of room for meal prep and entertaining alike. Step outside to your private 16' x 6' balcony - an ideal spot for morning coffee or evening relaxation. Upstairs, you'll find the convenience of an in-suite laundry room along with two well-proportioned bedrooms. The primary bedroom includes its own three-piece ensuite, a spacious closet, and access to a second private balcony, while the additional bedroom offers flexibility for guests, a home office, or roommates. Practical features include one titled underground parking stall and access to common bicycle storage in the parkade - perfect for cyclists and commuters. Ideally located just blocks from University District's Retail Main Street, you'll enjoy easy access to Monogram Coffee, Five Guys Burgers, Canadian Brew House, Save On Foods, OEB Breakfast, and a Cineplex Odeon VIP Theatre, along with a short commute to the University of Calgary and Alberta Children's Hospital. Modern finishes, smart functionality, and an unbeatable location - this University District condo checks every box.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351464
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:	954.12 sq. ft.
Condo Fee:	$769.93
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Reserve Fund Contributions, Sewer, Water
Front Exposure:	East
Unit Exposure:	North
Floor Location:	Other
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
New Constr.:	Yes
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Membrane
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	University District
Amenities:	Bicycle Storage, Elevator(s), Parking, Secured Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Kitchen · 11'8" × 7'10" ·
Main Floor	Living Room · 12'5" × 12'1" ·
Main Floor	Dinette · 10'3" × 7'5" ·
2nd Floor	Bedroom - Primary · 10'5" × 4'6" ·
2nd Floor	Walk-In Closet · 26'3" × 6' ·
2nd Floor	Bedroom · 11'4" × 10'1" ·
Title to Land:	Leasehold
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Closet Organizers, Kitchen Island
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-2
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/115-3125-39-street-nw-calgary-a2351464/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.