415 3130 Thirsk Street NW

Calgary | Active | MLS® A2355299

$419,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2018**	**858 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

TOP-FLOOR LIVING | 2 TITLED UNDERGROUND PARKING STALLS | 2 PRIVATE OUTDOOR PATIOS | HEART OF UNIVERSITY DISTRICT

Live where Calgary comes together! Welcome to Noble by Truman, perfectly positioned in the heart of University District, where incredible restaurants, coffee shops, fitness studios, shopping, parks and entertainment are all just steps from your front door.

This beautifully appointed top-floor, two-storey condo offers a hard-to-beat lifestyle, with 2 bedrooms, 2.5 bathrooms, two private outdoor spaces, and the exceptional convenience of TWO titled underground parking stalls.

The bright, open-concept living area is designed for everyday comfort and entertaining, with oversized sliding patio doors that open onto an expansive outdoor patio. Whether you're enjoying your morning coffee, hosting friends, or relaxing after a busy day, this outdoor living space stands out. A thoughtfully positioned nook offers the perfect spot for a home office or study area.

The contemporary kitchen combines style and functionality with quartz countertops, a generous island with seating, sleek cabinetry and integrated Fisher & Paykel appliances. A convenient powder room and in-suite laundry add to the thoughtful design.

On the separate bedroom level, you'll find two bedrooms and two full bathrooms, offering privacy and flexibility for shared living, guests or a dedicated workspace. The primary suite features a walk-in closet with custom built-ins, a private ensuite with a walk-in shower and access to a second balcony. Additional storage beneath the staircase and an assigned storage locker provide even more everyday convenience.

And then there's the location. Step outside and discover everything that makes University District one of Calgary's most exciting communities. Meet friends for coffee at Monogram, enjoy dinner at Charcut or Connie & John's, grab groceries at Save-On-Foods, catch a movie or take advantage of nearby fitness studios and Central Commons Park.

With the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital and the Arthur J.E. Child Comprehensive Cancer Centre all nearby, this location is ideal for those who value convenience, connection and a vibrant, walkable lifestyle.

Whether you're looking for a home close to campus, an easy commute to work, or a low-maintenance urban retreat, this is your chance to enjoy University District living with the added benefits of top-floor privacy, exceptional outdoor space, and two titled parking stalls.

An incredible location. A lifestyle you'll love. Two parking stalls you'll appreciate. Welcome home to Noble.

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2355299
Bedrooms	2
Bathrooms	3
Year Built	2018
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:	858 sq. ft.
Condo Fee:	$693.10
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
Front Exposure:	West
Unit Exposure:	North, South
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Multi Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2018 (Age: 8)

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:	1810698
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Membrane
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	2
Parking:	Heated Garage, Parkade, Secured, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	University District

Amenities:	Bicycle Storage, Elevator(s), Parking, Roof Deck, Storage
Appliances:	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	n/a
Restrictions:	Board Approval, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 16'9" × 15'4" ·
Main Floor	Kitchen · 13' × 9'9" ·
2nd Floor	Bedroom - Primary · 10'11" × 9'3" ·
2nd Floor	Bedroom · 12'5" × 9'11" ·
Title to Land:	Leasehold
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Rooftop Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-2
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/415-3130-thirsk-street-nw-calgary-a2355299/

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