



3217 39 Street NW, Calgary, Alberta - \$669,900



Main Photo

Property Description

Live in the heart of it all in University District! This contemporary townhome combines sleek design, low condo fees, and a walkable lifestyle that's hard to beat. Whether you're looking for a stylish home or a smart rental investment, this property offers incredible versatility.

The open-concept main floor is bright and inviting, featuring soaring ceilings, wide-plank hardwood floors, and a chef-inspired kitchen with quartz countertops, stainless steel appliances, abundant cabinetry, generous counter space, and a large pantry. The dining and living areas flow seamlessly to a private balcony, perfect for entertaining or relaxing. A stylish two-piece powder room and extra storage complete this level.

Upstairs, you'll find two spacious primary suites, each with its own spa-like ensuite and custom closets,

plus the convenience of laundry just steps away.

The entry level adds even more flexibility with a sunny den ideal for a home office, studio, or fitness space, along with direct access to the attached garage and front patio.

Right outside your door, explore cafés, restaurants, Save-On-Foods, Monogram Coffee, the Cineplex VIP Cinema, and fitness studios. You're also just a short walk to the University of Calgary campus, Market Mall, the Alberta Children's Hospital, and Foothills Hospital.

If you're looking for modern style, everyday convenience, a vibrant community lifestyle, or a property with strong rental potential, this home has it all. Welcome to University District living.

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