

# \$669,900 - 3217 39 Street Nw, Calgary

MLS® #A2254717

**\$669,900**

2 Bedroom, 3.00 Bathroom, 1,436 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

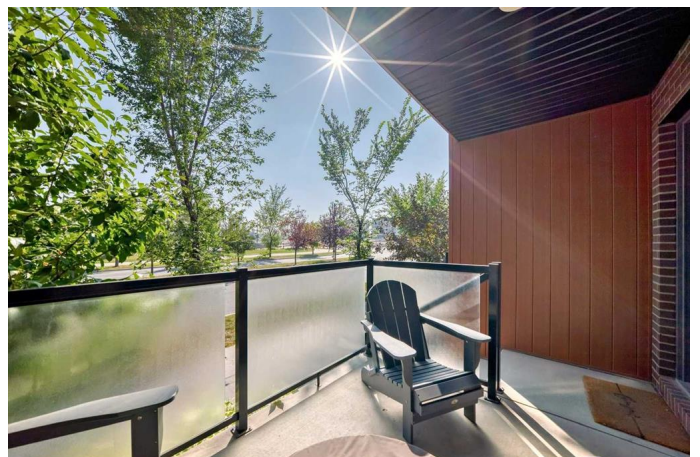
Live in the heart of it all in University District! This contemporary townhome combines sleek design, low condo fees, and a walkable lifestyle that's hard to beat. Whether you're looking for a stylish home or a smart rental investment, this property offers incredible versatility.

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 caf s, 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.

Built in 2017

**Essential Information**

MLS® #	A2254717
Price	\$669,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,436
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	3217 39 Street Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6G6

**Amenities**

Amenities	Other
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Lighting
Lot Description	Back Lane, Backs on to Park/Green Space
Roof	Membrane
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 5th, 2025
Days on Market	2
Zoning	M-G

## Listing Details

Listing Office	Century 21 Masters
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