

# \$540,000 - 116, 3130 Thirsk Street Nw, Calgary

MLS® #A2223751

**\$540,000**

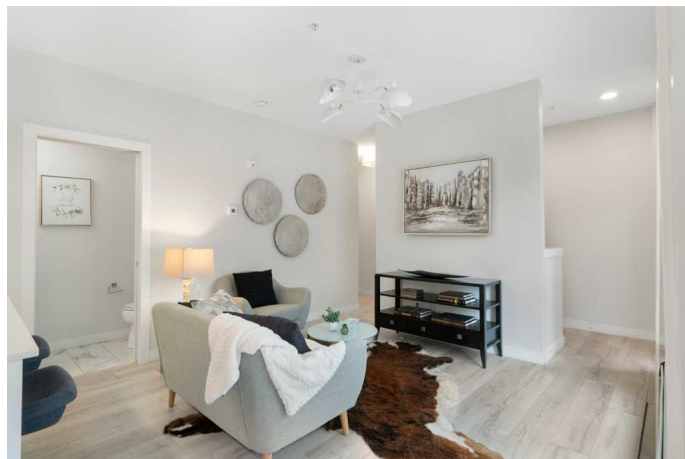
2 Bedroom, 3.00 Bathroom, 874 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to this beautifully maintained two-bedroom, two-and-a-half-bathroom townhome in the heart of the University District. Perfect for pet owners, the ground-floor patio provides easy access for outdoor walks. Inside, the home is thoughtfully designed with modern living in mind, featuring a bright and spacious open-concept main floor, freshly painted throughout and filled with natural light from large windows. The contemporary kitchen boasts quartz countertops, ample cupboard space, an island perfect for entertaining, and a separate dining area. The main floor also includes a comfortable living room, a half bathroom, and an additional space ideal for a home office. Upstairs, the primary suite offers a private retreat with a four-piece ensuite, large closet, and sliding doors leading to a private balcony. The second bedroom is generously sized with a large closet and is conveniently located next to the three-piece bathroom. Stacking laundry is conveniently located upstairs. Additional features include titled underground parking and access to a beautifully maintained inner courtyard. Situated within walking distance to all the amenities of the University District, the University of Calgary, and the Alberta Children's Hospital, this townhome offers an unbeatable location for both convenience and lifestyle.

Built in 2018



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2223751      |
| Price          | \$540,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 874           |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 116, 3130 Thirsk Street Nw |
| Subdivision | University District        |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3B 6H4                    |

## Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Bicycle Storage, Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                                |
| Parking        | Underground                                      |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Elevator                           |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| Basement          | None                                                                                                 |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                   |
|-----------------|-------------------|
| Lot Description | Other             |
| Roof            | Flat              |
| Construction    | Brick, Wood Frame |
| Foundation      | Poured Concrete   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 82             |
| Zoning         | M-2            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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