

# \$325,000 - 207, 3125 39 Street Nw, Calgary

MLS® #A2226244

## \$325,000

1 Bedroom, 1.00 Bathroom, 454 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to The Noble—an exceptional, energy-efficient condo located in Calgary’s vibrant Northwest University District. This beautifully designed 1-bedroom, 1-bathroom residence blends modern style with functional living, ideal for homeowners and investors alike. Step inside to discover a bright and inviting open-concept layout, enhanced by warm wide-plank laminate flooring throughout. The sleek, contemporary kitchen is equipped with white quartz countertops, flat-panel cabinetry, built-in appliances, and a versatile island-style breakfast bar—perfect for casual dining or a convenient work-from-home setup. The spacious living room flows seamlessly onto a large, private balcony, offering the perfect spot to enjoy your morning coffee or unwind in the evening sun. The generously sized bedroom is paired with a well-appointed 4-piece bathroom, featuring a deep soaker tub and tile flooring. Additional features include in-suite laundry with a stacking washer/dryer, titled underground parking, and a pet-friendly policy. Residents of The Noble also enjoy access to a communal rooftop patio—ideal for entertaining guests and taking in panoramic views. Located just steps from the University of Calgary, restaurants, shopping, a movie theatre, and recreational amenities, this prime location offers easy access to downtown Calgary and a quick escape west to the mountains. Whether you're a first-time buyer or seeking a turnkey investment property, this impressive condo is a must-see.



Built in 2018

## Essential Information

MLS® #	A2226244
Price	\$325,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	454
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	207, 3125 39 Street Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6H5

## Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Built-in Features, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Wall/Window Unit(s)
# of Stories	4

## Exterior

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

Construction            Aluminum Siding, Brick, Wood Frame

**Additional Information**

Date Listed            June 5th, 2025  
Days on Market        51  
Zoning                    M-2

**Listing Details**

Listing Office            Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.