

# \$340,000 - 101, 3130 Thirsk Street Nw, Calgary

MLS® #A2220136

## \$340,000

1 Bedroom, 1.00 Bathroom, 430 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to this immaculate main floor condo built by award-winning Truman Homes, ideally located in the highly sought-after University District of Calgary. This modern and sophisticated 1-bedroom, 1-bath unit offers an open-concept layout with 9'™ ceilings and engineered wide plank hardwood floors throughout, creating a bright and spacious atmosphere.

The chef-inspired kitchen features quartz countertops, full-height white cabinetry for ample storage, a stylish quartz backsplash, and designer panel energy-efficient appliances. The west-facing exposure fills the unit with natural light, and the private balcony offers unobstructed views of Northwest Commons Park—perfect for relaxing summer evenings.

The bedroom is designed for efficiency and style with space-saving barn doors and a walk-in closet. The elegant 4-piece bathroom boasts high-gloss ceramic tile, quartz countertops, and WaterSense fixtures. Additional features include in-suite laundry and a secure, heated underground titled parking stall.

Certified Built Green Gold, this home is both eco-conscious and energy-efficient. Just steps from Retail Main Street, you'll enjoy premier amenities such as Monogram Coffee, OEB Breakfast, Village Ice Cream, Cineplex VIP Theatre, Save-On-Foods, and more. With easy access to the University of Calgary, Alberta Children's Hospital, Foothills



Medical Centre, Market Mall, and Bow River pathways, this is the ultimate blend of urban convenience and community charm. Don't miss this opportunity to live in one of Calgary's most vibrant and walkable neighborhoods. Book your private showing today!

Built in 2017

**Essential Information**

MLS® #	A2220136
Price	\$340,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	430
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	101, 3130 Thirsk Street Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6H4

**Amenities**

Amenities	Elevator(s)
Parking Spaces	1
Parking	Heated Garage, Underground

**Interior**

Interior Features	No Smoking Home, Open Floorplan
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Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Courtyard
Construction	Brick, Stucco, Wood Frame

## Additional Information

Date Listed	May 12th, 2025
Days on Market	36
Zoning	M-2

## Listing Details

Listing Office	Top Producer Realty and Property Management
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