

# \$345,900 - 317, 3130 Thirsk Street Nw, Calgary

MLS® #A2217149

**\$345,900**

1 Bedroom, 1.00 Bathroom, 455 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

An exceptional opportunity in University District, this one bedroom, one bathroom unit in the Noble condominium offers strong rental potential in a high-demand location.

Just under 500 sq. ft., this unit offers a smart layout with a modern, minimalist feel. The kitchen features integrated appliances that match the cabinetry for a clean, built-in look, paired with quartz countertops that continue through to the bathroom. A raised eating bar separates the kitchen from the living room, making the layout functional without sacrificing style or space. High ceilings in the kitchen area enhance the sense of space.

The bedroom is bright and inviting, highlighted by a large window and a spacious walk-in closet. The bathroom showcases modern elegance with sleek flooring and quartz countertops, while the in-suite laundry is thoughtfully tucked away in a separate closet for added convenience and functionality.

This district is a true hub of convenience. A variety of amenities are just steps away. This includes fitness options, movie theatre, restaurants, grocery stores, professional services and quick dining spots—all while being minutes from Market Mall, the University of Calgary, and the Alberta Children's Hospital.

Whether you're a student, professional, or



investor, this exceptional location offers the ideal balance of accessibility, lifestyle, and a strong sense of community.

Built in 2018

### **Essential Information**

MLS® #	A2217149
Price	\$345,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	455
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	317, 3130 Thirsk Street Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6H4

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Roof Deck, Secured Parking, Trash
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas

Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	46
Zoning	M-2

## Listing Details

Listing Office	Unison Realty Group Ltd.
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