

# \$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

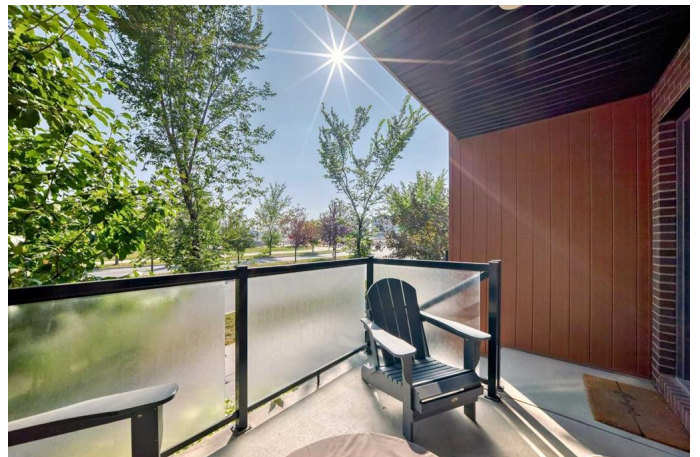
Live in the heart of it all in University District! This contemporary townhome combines sleek design, low condo fees, and a walkable lifestyle that's hard to beat. Whether you're looking for a stylish home or a smart rental investment, this property offers incredible versatility.

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 | 3                   |
| Zoning         | M-G                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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.