

# \$749,900 - 3225 39 Street Nw, Calgary

MLS® #A2260396

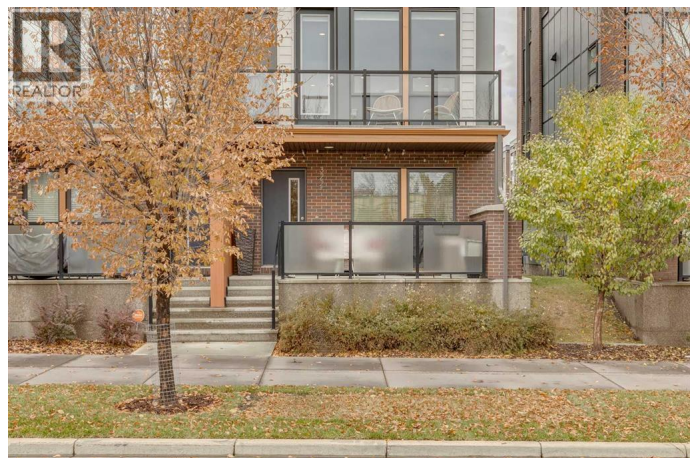
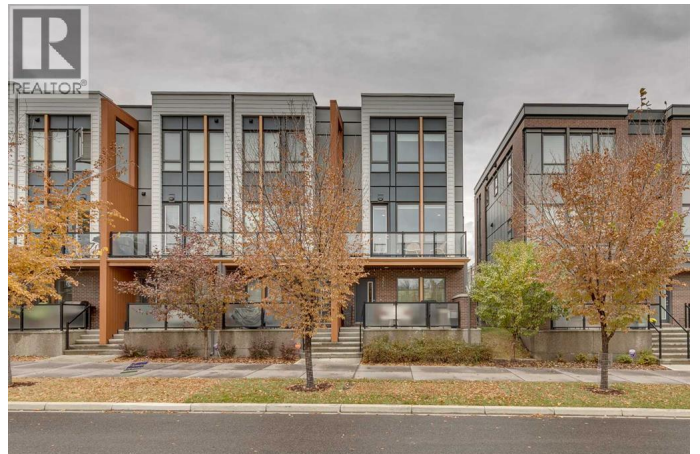
**\$749,900**

2 Bedroom, 3.00 Bathroom, 1,604 sqft

Single Family on 0.00 Acres

University District, Calgary, Alberta

End-Unit Elegance in University District â€” Where Modern Luxury Meets Everyday Convenience...Welcome to The Ivy, a vibrant and thoughtfully planned community where contemporary architecture and urban living come together. This rare end-unit townhome offers elevated privacy, an abundance of natural light, and designer details throughout â€” all wrapped in a striking exterior finished with durable Hardie board siding and stunning brick accents that deliver timeless curb appeal...Step inside to a bright and versatile ground-floor flex room â€” perfect for a stylish home office, creative studio, or personal gym â€” along with direct access to the attached double car garage, a sought-after feature that sets this home apart...The main living level impresses with wide open spaces and upscale finishes. Luxurious wide plank engineered hardwood flooring stretches across the entire floor, while the open-concept layout seamlessly connects the kitchen, dining, and living areas. The chef-inspired kitchen is the heart of the home, featuring quartz countertops, sleek white cabinetry, stainless steel appliances, and a large breakfast bar â€” perfect for hosting or casual mornings. Large east-facing windows bathe the space in natural light, and the private balcony offers a serene retreat to enjoy your morning coffee or unwind in the evening. Central A/C ensures year-round comfort, while refined, low-maintenance finishes make living here effortless....Upstairs, two generously sized



primary suites each enjoy their own private ensuite, offering luxurious comfort and privacy for residents or guests. A full laundry area is conveniently located on the upper level as well....Situated in the heart of Calgary's award-winning University District, this home is just steps from everyday essentials including a full-service grocery store, boutique shops, and diverse dining options. You're also within walking distance to Market Mall, a local VIP Cineplex theatre, and have excellent proximity to both Albert a Children's Hospital and Foothills Medical Centre making this location ideal for medical professionals or families....With beautifully landscaped walking and cycling paths, nearby off-leash dog parks, and easy access to Crowchild Trail and the University of Calgary, this is inner-city living redefined.A rare offering of style, substance, and unbeatable location discover the best of urban living at The Ivy. (id:6289)

Built in 2017

### Essential Information

|                |                    |
|----------------|--------------------|
| Listing #      | A2260396           |
| Price          | \$749,900          |
| Bedrooms       | 2                  |
| Bathrooms      | 3.00               |
| Half Baths     | 1                  |
| Square Footage | 1,604              |
| Acres          | 0.00               |
| Year Built     | 2017               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3225 39 Street Nw   |
| Subdivision | University District |
| City        | Calgary             |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3B6G6  |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Park, Playground, Schools, Shopping |
| Features       | Back lane, Parking                  |
| Parking Spaces | 2                                   |
| Parking        | Attached Garage, Other              |
| # of Garages   | 2                                   |

### Interior

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Appliances   | Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Window Coverings, Garage door opener |
| Heating      | Forced air                                                                                      |
| Cooling      | Central air conditioning                                                                        |
| # of Stories | 3                                                                                               |

### Exterior

|            |                        |
|------------|------------------------|
| Exterior   | Aluminum siding, Brick |
| Foundation | Poured Concrete        |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 21st, 2025 at 10:01pm PDT