

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

MLS® #A2260396

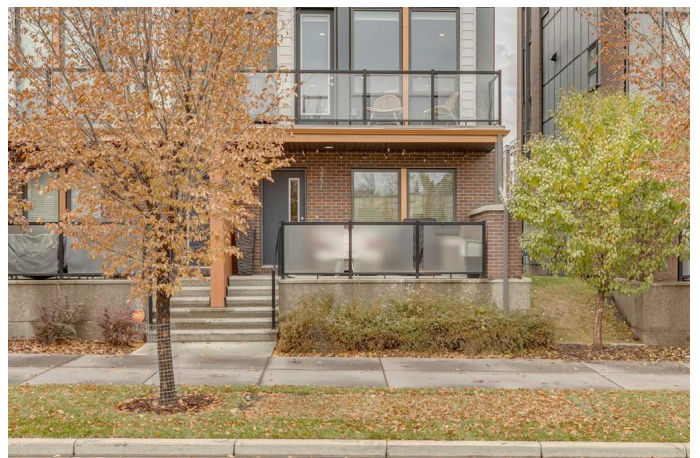
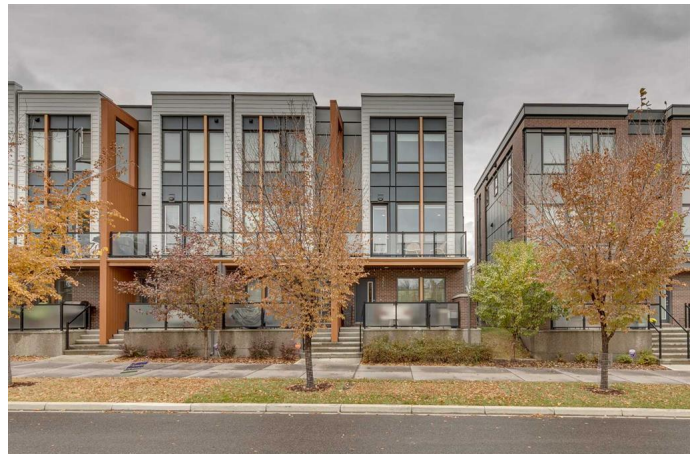
**\$749,900**

2 Bedroom, 3.00 Bathroom, 1,604 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

OPEN HOUSE - Sunday Nov 2, 2:00-4:00 - 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....Situating 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 Alberta 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.

Built in 2017

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2260396      |
| Price          | \$749,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,604         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3225 39 Street Nw   |
| Subdivision | University District |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3B 6G6             |

## Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Park, Snow Removal                                                  |
| Parking Spaces | 2                                                                   |
| Parking        | Double Garage Attached, Garage Faces Rear, Off Street, Side By Side |
| # of Garages   | 2                                                                   |

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)                                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | Central Air                                                                                                                |
| Basement          | None                                                                                                                       |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, Playground                        |
| Lot Description   | Back Lane                                  |
| Roof              | Membrane, Mixed                            |
| Construction      | Aluminum Siding, Brick, Cement Fiber Board |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 12                 |
| Zoning         | M-G                |

## Listing Details

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

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.