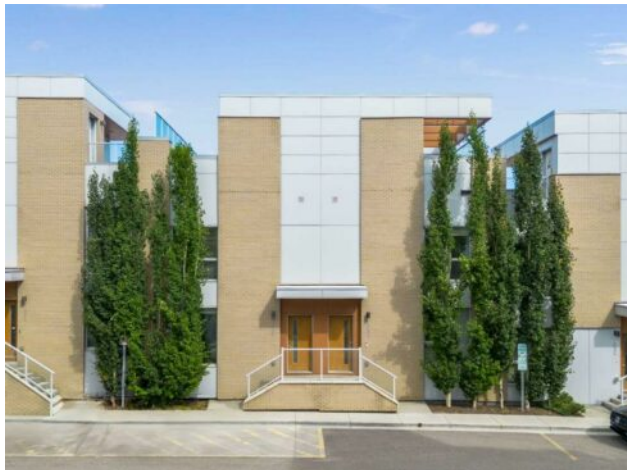


**4060 Kovitz Lane NW
Calgary, Alberta**

MLS # A2244805



\$730,000

Division:	University District		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,497 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parkade, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 720
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Storage		

Inclusions: Wardrobe in lower level flex room, hanging wall mirror in primary bedroom.

OPEN HOUSE SAT AUG 16TH 12-2PM ~ Welcome to Noble by Truman—where modern design, thoughtful space, and unbeatable location come together in perfect balance. Located in the heart of Calgary's sought-after University District, this 3 bedroom, 2.5 bathroom townhome offers 1,741 sq. ft. of beautifully finished interior space, a private rooftop patio, and two titled parking stalls with direct access from the lower level. Inside, you'll find the perfect blend of contemporary comfort and upscale finishes. The modern kitchen is a true standout, featuring quartz countertops, a 5 burner gas range, Fisher Paykel refrigerator, sleek cabinetry, and a spacious island—designed for both everyday living and effortless entertaining. Just off the kitchen, a back door leads directly to the courtyard, offering a quiet outdoor space and easy access for pets or guests. Upstairs, three well-proportioned bedrooms await, including a primary suite complete with a private 4 piece ensuite and walk-in closet. The top level is where you'll discover a large storage room and your private rooftop patio—ideal for summer BBQ's, evening drinks, or a bit of quiet relaxation. On the basement level, you'll find a spacious flex room—perfect for a home office, gym, or creative space—as well as direct access to the parkade, where two titled parking stalls are included with the unit. University District is one of Calgary's most walkable and vibrant communities, designed with lifestyle in mind. You're just steps away from everyday essentials and weekend luxuries—Monogram Coffee, Seed N Salt, UNA, Save-On-Foods, YYC Cycle, Cineplex VIP, and an ever-growing mix of local dining and boutique shops, with the University of Calgary, Alberta Children's Hospital, and Foothills Medical Centre moments

away. Whether you're a professional, a growing family, or someone looking to right-size into an energetic, connected neighbourhood, this stunning Noble townhome is the ideal place to call home.