

# \$730,000 - 4060 Kovitz Lane Nw, Calgary

MLS® #A2244805

**\$730,000**

3 Bedroom, 3.00 Bathroom, 1,497 sqft  
Residential on 0.00 Acres

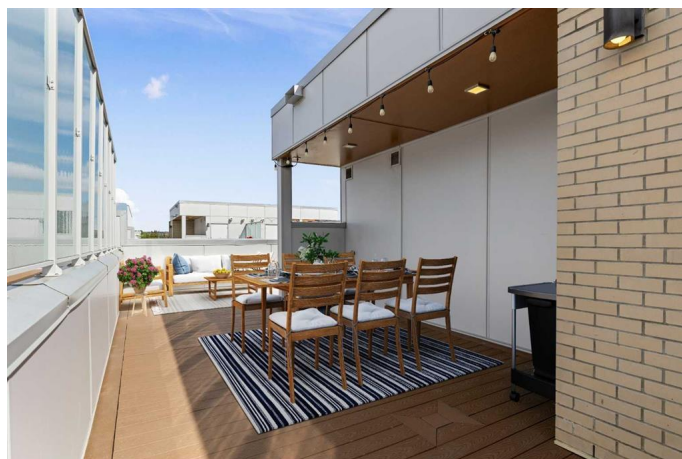
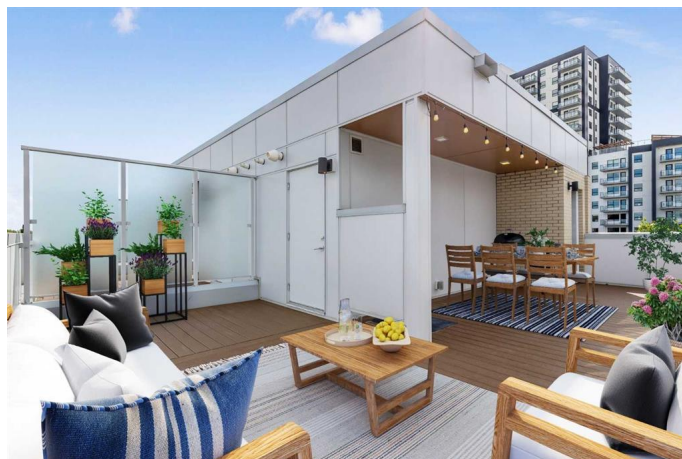
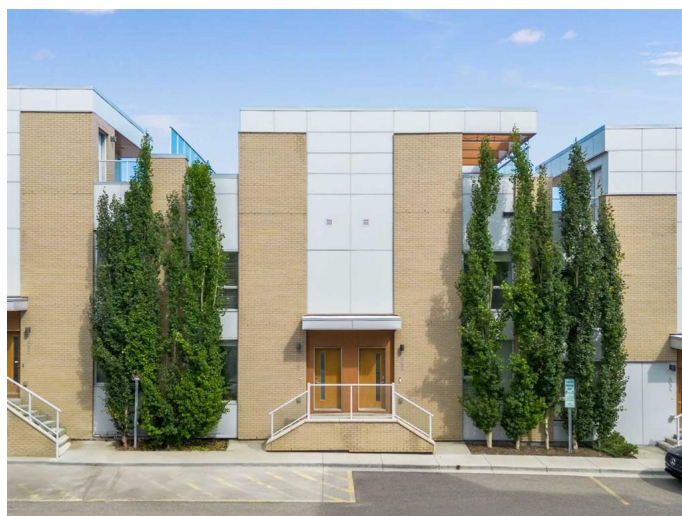
University District, Calgary, Alberta

OPEN HOUSE SAT AUG 16TH 12-2PM ~  
Welcome to Noble by Trumanâ€™ where modern design, thoughtful space, and unbeatable location come together in perfect balance. Located in the heart of Calgaryâ€™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, youâ€™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 islandâ€™ 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 youâ€™ll discover a large storage room and your private rooftop patioâ€™ ideal for summer BBQâ€™s, evening drinks, or a bit of quiet relaxation.

On the basement level, youâ€™ll find a spacious flex roomâ€™ perfect for a home office, gym, or creative spaceâ€™ as well as direct access to the parkade, where two titled parking stalls are included with the unit. University District is one of Calgaryâ€™s most



walkable and vibrant communities, designed with lifestyle in mind. You're just steps away from everyday essentials and weekend luxuriesâ€”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 Childrenâ€™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.

Built in 2017

**Essential Information**

MLS® #	A2244805
Price	\$730,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,497
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	4060 Kovitz Lane Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6H3

**Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Parkade, Titled, Underground, Side By Side
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Storage
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	BBQ gas line, Courtyard, Private Entrance
Lot Description	Other
Roof	Membrane
Construction	Brick, Wood Frame, Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 11th, 2025
Days on Market	3
Zoning	M-G

### Listing Details

Listing Office	Sotheby's International Realty Canada
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