\$525,000 - 303, 3932 University Avenue Nw, Calgary

MLS® #A2192355

\$525,000

2 Bedroom, 1.00 Bathroom, 773 sqft Residential on 0.00 Acres

University District, Calgary, Alberta

Location! Location! Experience modern living in this stylish corner unit apartment located in the vibrant University District. Featuring 2 Bedrooms, 1 Full Bathroom, 2 Titled Underground Parking, 3 Zone Split A/C Cooling, and a Gas Hookup on the Balcony. This apartment boasts a spacious Open Floorplan, 9-Foot Ceilings, Quartz Counters, and Luxury Vinyl Plank flooring for a sleek, modern finish. This unit is less than 1 year old and just like new.

The Living Room offers plenty of natural light and flows seamlessly into the Kitchen, which is equipped with a movable Kitchen Island, Quartz Counters, and Stainless Steel Appliances. The Kitchen also comes with floor-to-ceiling cabinetry with soft-close features for ample storage. The Primary Bedroom is good sized with 2 closets. The second Bedroom is good sized too and can be used as a guest bedroom or your home office. A full Bathroom completes this unit.

In-Unit Laundry is conveniently located off the corridor near the front door. This unit also comes with a storage unit located on the 3rd floor. Enjoy access to premium community amenities such as a Fitness Center, Party Room, and Community Gardens. This prime location is steps away from supermarkets, restaurants, coffee shops, cinemas, Parks, and public transportationâ€"everything you need is right at your doorstep. Within walking







distance, you'll find the University of Calgary, Alberta Children's Hospital, and Market Mall. Quick access to major routes makes commuting a breeze. Condo fees cover heat, water, and Reserve fund. Having 2 Titled parking is a rare find and is included in this price.

Don't miss this opportunity to own a modern condo in one of Calgary's most sought-after neighborhoodsâ€"schedule your viewing today!

Built in 2024

Essential Information

MLS® # A2192355 Price \$525,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 773
Acres 0.00

Year Built 2024

Type Residential
Sub-Type Apartment
Style Apartment
Status Active

Community Information

Address 303, 3932 University Avenue Nw

Subdivision University District

City Calgary
County Calgary
Province Alberta
Postal Code T3B 6P6

Amenities

Amenities Elevator(s), Community Gardens, Fitness Center, Parking, Party Room,

Trash

Parking Spaces 2

Parking Underground, Titled

Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Baseboard

Cooling Sep. HVAC Units

of Stories 6

Exterior

Exterior Features BBQ gas line, Balcony

Construction Concrete

Additional Information

Date Listed February 5th, 2025

Days on Market 131 Zoning DC

Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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