

\$309,900 - 607, 3932 University Avenue Nw, Calgary

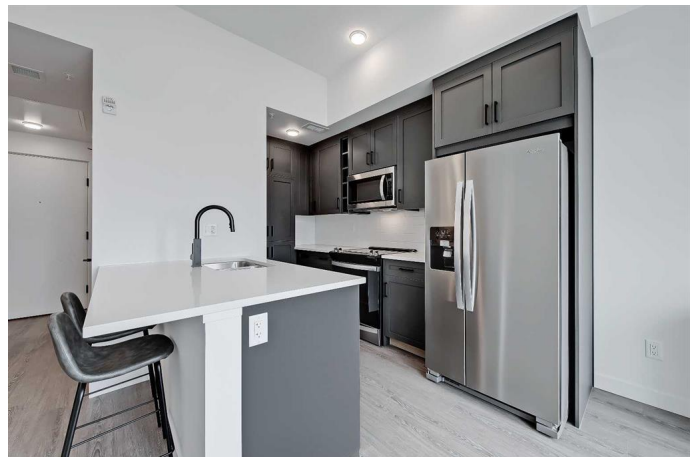
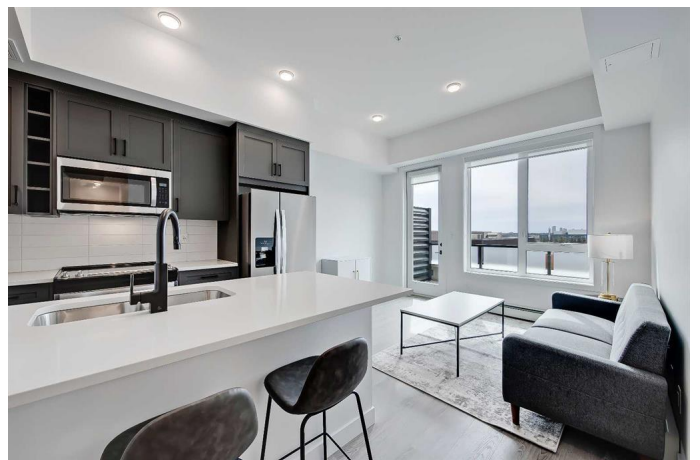
MLS® #A2130258

\$309,900

1 Bedroom, 1.00 Bathroom, 417 sqft
Residential on 0.00 Acres

University District, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Experience modern living in this PET-FRIENDLY TOP-FLOOR STUDIO APARTMENT with SOARING CEILINGS, and CLEAR VIEWS OF THE AVENUE & MOUNTAINS. Located on University Avenue in the heart of the University District, you'll enjoy seamless access to essential amenities, restaurants, shops, entertainment, dog parks, and walking trails. Plus, ENJOY THE FIRST YEAR WITHOUT CONDO FEES! This brand-new unit built by Homes by Avi offers sleek laminate flooring, high ceilings, a kitchen with quartz countertops, stainless steel appliances, and a central island with breakfast bar seating. The living, sleeping, and kitchen areas are integrated into a single space creating an open and flexible environment. The living room is open and bright, and the sleeping nook has a dedicated closet. The 3-piece bathroom has a stand-up shower and a quartz vanity, while the South-facing balcony provides stunning views, a rough-in and electrical outlet for future A/C and a gas line for a BBQ. Additional conveniences include in-suite laundry and an assigned storage locker. An upgraded furniture package is available at an additional cost. The Argyle building, designed for a 5-star experience, includes a top-floor fitness room, an outdoor patio, a community garden area, an owner's lounge with a kitchen, secure bike storage, a meeting room, and a parcel storage room. The University District offers prime



shopping and dining options, parks, ponds, and easy commuting via Crowchild Trail and other major routes. Whether you're a student, a professional, or just seeking a vibrant urban lifestyle, this studio unit has it all. Contact us today to schedule your private viewing!

Built in 2024

Essential Information

MLS® #	A2130258
Price	\$309,900
Sold Price	\$330,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	417
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	607, 3932 University Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6N8

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Visitor Parking
Parking	None

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
-------------------	---

Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Rough-In
# of Stories	6

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Wood Frame

Additional Information

Date Listed	May 8th, 2024
Date Sold	June 12th, 2024
Days on Market	35
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.