

\$399,900 - 225, 3932 University Avenue Nw, Calgary

MLS® #A2136850

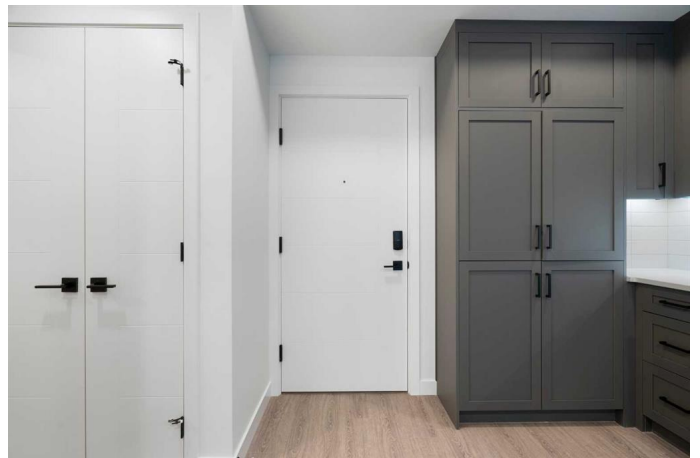
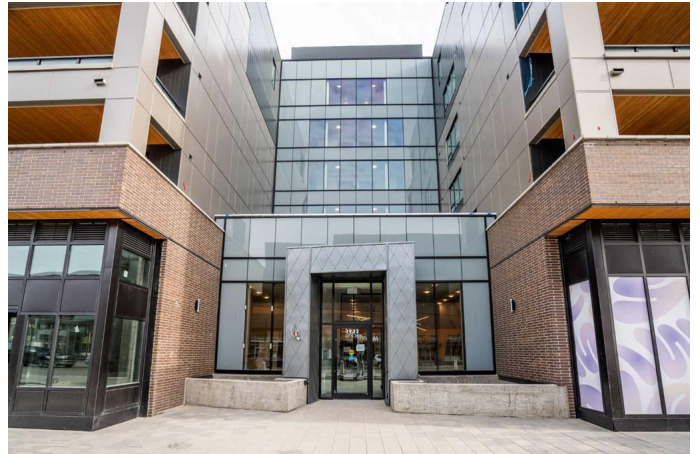
\$399,900

1 Bedroom, 1.00 Bathroom, 490 sqft

Residential on 1.03 Acres

University District, Calgary, Alberta

Welcome to urban living at its finest in Calgary's vibrant University District! Nestled within the sleek confines of this young and bustling neighbourhood, this stylish 1-bedroom, 1-bathroom condo offers a contemporary oasis designed for modern comfort and convenience. Here we have a clean and modern open concept layout, the kitchen, dining and living all blend together amicably. There are plenty of floor to ceiling cabinets and storage elements to maximize space efficiency, plus all stainless steel appliances, ensuring a seamless blend of functionality and style. The suite boasts in-suite laundry with storage, along with a bright and clean 3pc bathroom and gorgeous warm grey flooring that adds a sophisticated ambiance throughout. The generously sized bedroom features great sized windows and a walk-in closet, offering a tranquil retreat from the hustle and bustle of city life. Step outside to the expansive contemporary patio space, where luxury truly meets tranquility. Enclosed by tasteful black wood privacy walls and fogged glass rails, this outdoor haven beckons for al fresco dining and relaxation under the open sky. This unit also comes with titled underground heated parking. However, the true allure of this property lies in its unparalleled location within the vibrant University District. Close proximity to the University of Calgary, Alberta Children's Hospital, and Foothills Hospital makes this condo an ideal choice for students, medical



professionals, and anyone seeking convenience and accessibility. Experience the ultimate urban lifestyle with an abundance of amenities right at your doorstep. The evolving streetscape offers a dynamic blend of entertainment, dining, and shopping options, including a cineplex, skating rink, trendy restaurants, bars, and shops. Embrace the essence of urban living and elevate your lifestyle in this thoughtfully designed condo in the heart of Calgary's University District. Don't miss the opportunity to experience the epitome of modern living. Schedule your showing today and prepare to be captivated!

Built in 2024

Essential Information

MLS® #	A2136850
Price	\$399,900
Sold Price	\$385,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	490
Acres	1.03
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	225, 3932 University Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P6

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Roof Deck, Storage
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Rough-In
# of Stories	6

Exterior

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

Additional Information

Date Listed	June 4th, 2024
Date Sold	June 25th, 2024
Days on Market	21
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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