

\$599,900 - 431, 3932 University Avenue Nw, Calgary

MLS® #A2141909

\$599,900

2 Bedroom, 2.00 Bathroom, 850 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to the epitome of urban luxury living in Calgary's University District. This brand new executive condo offers the full package for those seeking comfort, style, and convenience. Step into this stunning 2 bedroom, 2 bathroom corner unit and immerse yourself in its modern charm. Boasting 850 square feet of living space, the apartment is bathed in natural light from its large expansive windows, showcasing breathtaking views of the University of Calgary campus. The highlight of this home is the massive 22'x6.5' southeast-facing corner balcony, perfect for enjoying morning coffee or evening sunsets in privacy. Inside, discover a seamless flow from the top-of-the-line kitchen with neutral cabinets, to the spacious living room area, ideal for entertaining or quiet relaxation. Vinyl plank flooring adds a touch of elegance and durability to the space. Air conditioning ensures comfort year-round, while a convenient storage locker on the same floor and secure heated underground parking add practicality to luxury. Residents also enjoy access to exclusive building amenities including a fully equipped exercise gym, an inviting owner's lounge, and an elegant front lobby that welcomes you home each day.

Located in Calgary's newest and most desirable University District, every convenience is at your doorstep. Explore a vibrant community offering shopping, dining, entertainment, and more, all just steps away from your front door. Don't miss out on this



exceptional opportunity to live at the heart of Calgary's most coveted neighborhood. Schedule your private tour today and experience the luxury and convenience this executive condo has to offer.

Built in 2024

Essential Information

MLS® #	A2141909
Price	\$599,900
Sold Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	850
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	431, 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, Party Room
Parking Spaces	1
Parking	Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

	Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Membrane
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2024
Date Sold	August 8th, 2024
Days on Market	51
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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