

\$2,700 - 331, 3932 University Avenue Nw, Calgary

MLS® #A2160314

\$2,700

2 Bedroom, 2.00 Bathroom, 863 sqft

Rental on 0.00 Acres

University District, Calgary, Alberta

Discover Premier Living in the Heart of the University District! Incl/ 2 Parking

Welcome to the newest gem in the vibrant University District community! We're excited to present this stunning, impeccably designed apartment building, offering a premier living experience like no other.

Step into this pristine two-bedroom, two bathroom unit, thoughtfully crafted to meet all your residential needs. As you enter, you're welcomed by an expansive living and dining area, perfect for relaxation and entertaining guests.

The kitchen is a chef's dream, featuring ample storage space and top-notch efficiency for all your culinary adventures. Each bedroom is graced with large windows, flooding the space with natural light and creating a tranquil, inviting atmosphere.

* 2 Underground parking spots

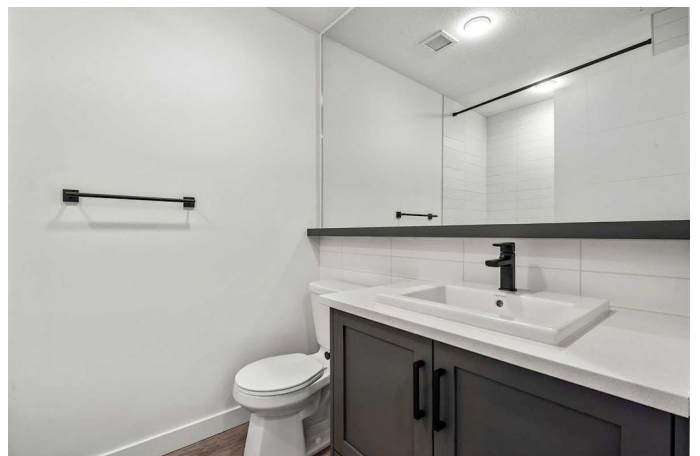
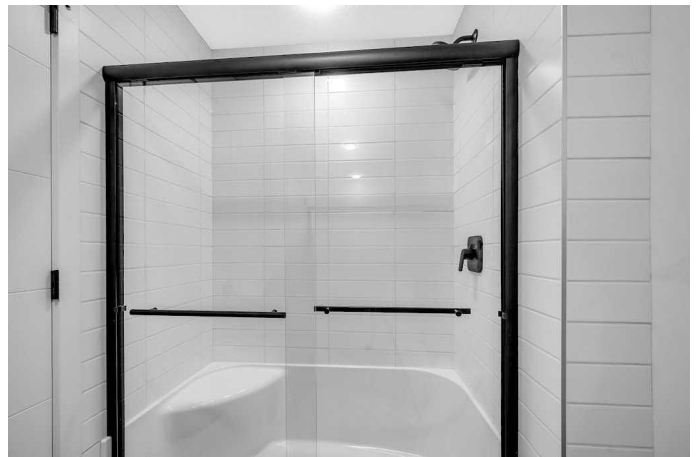
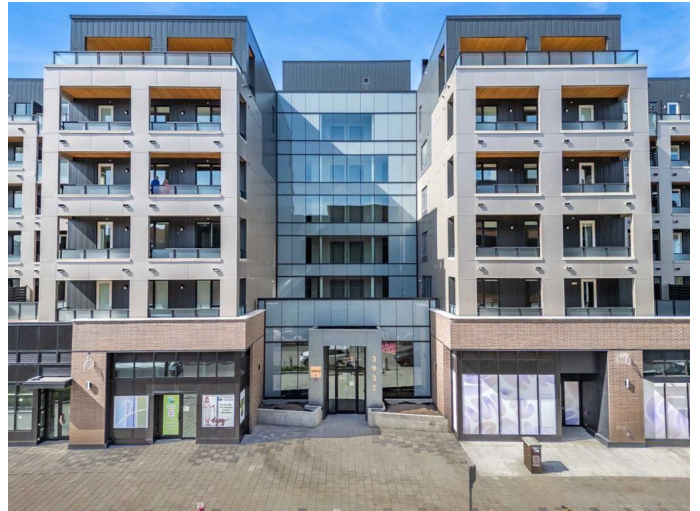
* South facing balcony

*Gas BBQ line on balcony

*Air conditioning

*LVP flooring throughout

Don't miss out on this incredible opportunity to



live in the heart of the University District,
where convenience meets comfort and luxury
is just a step away.

****Building Amenities:****

- Storage lockers on the same floor
- On-site gym
- Common area with BBQ

****Community Features:****

- 8-minute walk to the University of Calgary
- 11-minute walk to Children's Hospital
- 7-minute drive to Foothills Hospital
- Numerous restaurants, grocery stores, and entertainment options within walking distance!

Built in 2024

Essential Information

MLS® #	A2160314
Price	\$2,700
Sold Price	\$2,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	863
Acres	0.00
Year Built	2024
Type	Rental
Status	Sold

Community Information

Address	331, 3932 University Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P6

Amenities

Amenities	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center
Parking	Underground

Interior

Appliances	Dishwasher, Electric Oven, Refrigerator, Washer/Dryer
Heating	Baseboard

Exterior

Roof	Asphalt Shingle
Construction	Wood Frame

Additional Information

Date Listed	August 24th, 2024
Date Sold	August 28th, 2024
Days on Market	4
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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