

\$375,000 - 630, 3932 University Avenue Nw, Calgary

MLS® #A2168663

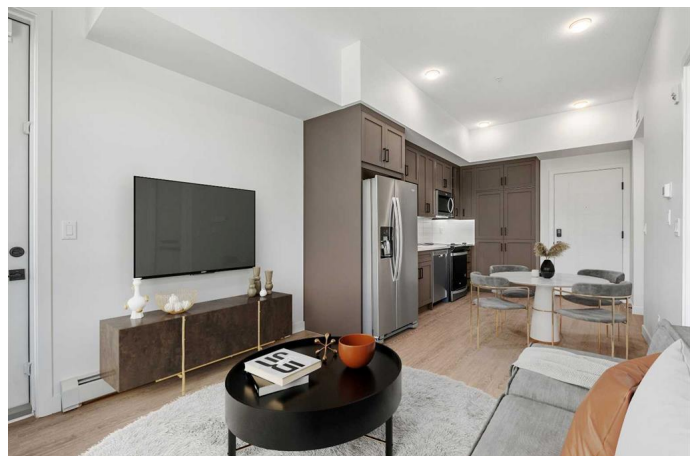
\$375,000

1 Bedroom, 1.00 Bathroom, 492 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

THIS COULD BE THE ONE AND PRICED TO SELL! Enjoy the amazing COVERED & PRIVATE balcony in all seasons. Your brand new home awaits you in Calgary's vibrant University District! This TOP-FLOOR unit offers an unparalleled living experience, combining luxurious interior finishes with an unbeatable location. The spacious 10'™-FOOT ceilings (available exclusively on the top floor only) further enhance the open and airy feel, creating a welcoming atmosphere. The added privacy and peaceful living, free from overhead noise and neighbours is sure to add to your long-term enjoyment of your home. This BRAND NEW 1-BED, 1-BATH condo is a modern sanctuary designed for comfort and convenience. Step inside and be greeted by an open floor plan, gorgeous grey cabinetry with ample storage, premium stainless-steel appliances and luxury vinyl plank flooring for ease of care, combining the elegance and practicality one expects for modern living. A generous sized bedroom with a walk-in closet, 4-piece bathroom with a deep tub to soak away your worries (upgraded), and a spacious in-suite laundry room ensures all the conveniences of home. Away from the noise of the busier trafficked streets, the charming, COVERED Bistro-style balcony is a perfect spot for enjoying morning coffee/tea or an evening glass of wine while planning your next intimate Alfredo experience. For larger gatherings, enjoy the common terrace and party rooms conveniently situated in the



building on the 2nd floor. The fitness facility and storage lockers are mere steps away on the same floor. Amenities includes fitness facility on 6th floor, party room/social room, and outdoor terrace on the 2nd floor. Premium location for professionals and students in the area. Enjoy the community parks, outdoor skating rink, shops, restaurants, dog park and so much more. Included is 1 UNDERGROUND titled parking stall, steps to the elevator (#21), 1 assigned storage locker (#141) and A/C rough-in. VIRTUAL TOUR AVAILABLE!

Built in 2024

Essential Information

MLS® #	A2168663
Price	\$375,000
Sold Price	\$371,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	492
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	630, 3932 University Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P6

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Room,
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	Secured Parking, Snow Removal, Trash, Visitor Parking, Recreation Facilities, Storage
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	High Ceilings, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Rough-In
# 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	September 26th, 2024
Date Sold	November 5th, 2024
Days on Market	40
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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