

# \$329,000 - 414, 3932 University Avenue Nw, Calgary

MLS® #A2201906

**\$329,000**

1 Bedroom, 1.00 Bathroom, 527 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Urban living is at its finest with this modern condo nestled in the confines of the young and bustling University District. This stylish 1 bed/1 bath unit features 9' ceilings and sleek vinyl plank flooring throughout the open concept layout amicably blending an open and airy atmosphere. A crisp white kitchen boasts a plethora of full height cabinetry, built-in pantry maximizing storage efficiency, and stainless steel appliances. The bedroom is highlighted by a large picture window and walk-in closet while the full bathroom showcases a glass enclosed shower with bench. The modern convenience of in-suite laundry is at your fingertips and a private balcony offers a special place to create an outdoor oasis for relaxing or entertaining with its wood panelled ceiling and BBQ gas line hookup. The well managed building includes an on-site gym and the unit is completed with an assigned storage locker. The enveloping streetscape offers a vast array of entertainment from trendy restaurants, movie theatres, skating rink, and convenient grocery. This prime location is minutes away from the University of Calgary, Market Mall, and the Foothills and Children's hospital. Elevate your lifestyle with this thoughtfully designed modern condo and don't miss your chance to live in this trendy community.

Built in 2024

## Essential Information



MLS® #	A2201906
Price	\$329,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	527
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	414, 3932 University Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P6

### Amenities

Amenities	Community Gardens, Elevator(s), Secured Parking, Trash, Visitor Parking, Fitness Center, Party Room
Parking	None

### Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Rough-In
# of Stories	6
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Flat Torch Membrane

Construction	Brick, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	53
Zoning	DC

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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